

Proposed Zoning Bylaw Amendment:

Multi-Family in "C" Zoning District and Minimum Apartment Size Amendments

Amend Section 5.2, Schedule of Uses so that:

A) Residential Uses	R3A	R1A	R30	R15	C3A	C1A	C	I
4. Multifamily dwelling	N	N	BA	BA	BA	NBA	NY	N

Revise Section 9.1.4, Dwelling, Two Family (Duplex) so that it reads:

1. No unit contains more than two families.
2. Each unit shall contain not less than 700 square feet of habitable floor area.

Commented [pk1]: 700 s.f. minimum unit size has been removed; minimum size to be determined by building code

Insert into Section 9.1, Multifamily and Townhouse Buildings a new subsection, 9.1.5:

9.1.5, By-Right Provision

In the Commercial "C" zoning district, multifamily dwellings are permitted by-right subject to the standards of Section 9.1.

Multifamily dwellings proposed within the "C" district unable to comply with the provisions of Section 9.1 may seek relief from these requirements via a Special Permit from the Zoning Board of Appeals.

Commented [pk2]: Multifamily in C made by-right with ZBA relief from provisions by SP

In Section 4, "Definitions" Delete Apartment unit definition:

~~**Apartment unit:** Any number of rooms comprising one complete housekeeping unit of not less than 700 square feet with its own cooking and food storage equipment and facilities and its own bathing and toilet facilities wholly within such suite of rooms. Apartment shall include condominium or cooperative ownership.~~

Commented [pk3]: 700 s.f. minimum unit size was eliminated; then, we checked entire bylaw and with no other references to "apartment" recommend eliminating definition. [An apartment is a dwelling unit in a multi-family dwelling.] Minimum size determined by building code