

6.10 **MULTI-FAMILY HOUSING & DUPLEX HOUSING REGULATIONS:**
(Relocated section—3/00)

1. Definitions:

- a. Dwelling Unit: One (1) or more rooms, including cooking facilities, and sanitary facilities in a building, designed as a unit for living and sleeping purposes.
- b. Multi-family: A single residential structure so designed containing three (3) or more separate dwelling units whether new construction or conversion of existing construction.
- c. Duplex: A single residential structure so designed to contain two (2) separate dwelling units whether new construction or conversion of existing construction.
 - i. A single duplex on a single lot shall comply with the following:
 1. Minimum Frontage - One-and-one-half (1-1/2) times the required frontage of the zone in which the duplex is to be located.
 2. Minimum Off-Street Parking - Two-and-a-half (2-1/2) spaces per dwelling unit.
 3. Lot Size - One-and-a-half (1-1/2) times the requirement of the zone in which the duplex is to be located.
 4. This does not require planning board approval unless a condominium form of ownership is proposed.

2. Building Requirements:

- a. Minimum Enclosed & Heated Areas:
 - i. Studio Unit – ~~250~~ 450 square feet net floor area
 - ii. Once Bedroom Unit – ~~400~~ 600 square feet net floor area
 - iii. Each Additional Bedroom – 100 square feet net floor area
- b. Area Below Grade - Floor levels of all habitable spaces shall be above adjacent grade on at least twenty-five (25%) percent of the perimeter of each unit, and shall not be more than four (4) feet below grade at any
- c. Maximum Height - Thirty-five (35)
- d. Maximum Number of Stories Containing Habitable Space - Two (2)
- e. Minimum Area per Building - One thousand (1,000) square feet net floor area.

3. **Projects** - Every project containing three (3) or more dwelling units on a single lot, whether new construction or conversion of existing construction, or both, shall comply with the following: (amended 3/9/99)

a. Single family detached dwellings shall not be a housing type within these projects.

b. Maximum Density

- One (1) unit per forty thousand (40,000) square feet. Wetlands, as defined by state law, shall not be included in calculating allowable density.

-3 or more dwelling units, ten thousand (10,000) square feet per unit—
High Density Residential Zone only.

c. **Minimum Frontage**: One-and-one-half (1-1/2) times the required frontage of the zone in which the development is to be located

d. **Minimum Setbacks** - Buildings (NEW CONSTRUCTION ONLY) - as far as reasonably necessary for maximum visual and acoustical screening from adjacent property and public ways and not less than ~~one hundred (100) feet (fifty 50 feet in the Central Business and High Density Residential Zones)~~ from all property ~~except by Special Exception granted by the Board of Adjustment.~~

e. **Minimum Setbacks for Parking Areas** (~~DRIVEWAYS & PARKING AREAS~~)—~~Fifty (50) feet (100 feet in the Residential Zone)~~ twenty five (25) feet from front, property line (except connecting to public way) and twenty five (25) feet from side, and rear property lines.

f. **Minimum Off-Street Parking** - Two-and-one-half (2-1/2) spaces per dwelling unit

g. **Minimum Space for Outdoor Activities** - Six hundred (600) square feet per dwelling unit, including lawns, terraces, woodlands (from which underbrush has been removed), but not including driveways, parking areas, wetlands, or uncleared woodlands etc.

h. **Driveway Connections to Town Roads** - Connections shall be made only after the following:

(1) Application to the Board of Selectmen showing driveway access designed in accordance with the standards for rural roads contained in the manual “Policy and Procedure for Driveways and other Access to the State Highway System”.

(2) Tender of an application fee payable to the Board of Selectmen.

(3) Granting of a permit by the Board of Selectmen.

(4) Review of Site Plan - A site plan of the proposed development shall be submitted to the Planning Board for review showing lot areas, lot frontages, size and location of all buildings, driveways, parking areas, outdoor activity areas, wetlands, provisions for visual and acoustical screening, drainage, architectural and any other information required by the Planning Board to determine compliance with the foregoing regulations.