



Warrant Article #35  
Residential Uses  
Two-family or Additional Dwelling Unit  
Zoning Bylaw Amendment

**Mr. Canally moves:**

that the Town take affirmative action on Article #35 as printed in the Warrant.

Warrant Article #35  
Residential Uses Two-family or Additional Dwelling Unit  
Zoning Bylaw Amendment

This amendment seeks to:

- Require any additions to create an additional dwelling unit in an existing structure be integral to and part of the existing building and share a common wall or floor.
- Change the word “families” to “dwelling units”.

Warrant Article #35  
Residential Uses Two-family or Additional Dwelling Unit  
Zoning Bylaw Amendment

Why is this amendment being proposed?

- The term “additions” does not simply mean a “connection”, such as a tunnel or a pergola, between the existing building and the additional dwelling unit.
- This interpretation about using a connection can result in two very distinct, separate detached single family dwellings upon a lot, which was not the intent of this section of the bylaw.
- This section is to allow the creation of two-family dwellings in one building or in existing buildings. 3

Warrant Article #35  
Residential Uses Two-family or Additional Dwelling Unit  
Zoning Bylaw Amendment

Why is this amendment being proposed?

- Typically provides smaller dwelling units and addresses a specific housing need of providing additional dwelling units without significant change to an existing neighborhood.
- The term “families” is not defined in the Zoning Bylaw. The intent of this Section is to regulate the number of dwelling units in a building, which is defined in the Bylaw so the word “families” standing alone is confusing and unnecessary.



Warrant Article #35  
Residential Uses  
Two-family or Additional Dwelling Unit  
Zoning Bylaw Amendment

**Mr. Canally moves:**

that the Town take affirmative action on Article #35 as printed in the Warrant.