



Article 38
Residential Uses
Two-family or Additional Dwelling Unit
Zoning Bylaw Amendment

Mr. Johnson moves:

that the Town take affirmative action on Article 38 as printed in the Warrant.

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ARTICLE 38. To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.2.2.1: *Two-family or additional dwelling unit*** to:

- delete the word “volume” in two locations and insert the phrase “gross floor area, excluding basements, open or screened porches, and decks,”, and;
- delete the word in the second sentence “structurally” and insert the words “integral to and” and insert the words “ without use of a tunnel or pergola”



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The revised second sentence will read:

“Any additions to create an additional dwelling unit pursuant to this section shall be integral to and part of the existing building, without use of a tunnel or pergola, and share a common wall or floor with the existing building.”

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A portion of this amendment (the added sentence at the end of the paragraph) was originally approved at the 2016 Annual Town Meeting under Article 35.

However, there was a discrepancy between the opening paragraph of the 2016 article and the actual wording of the sentence added at the end of the paragraph, so this corrected amendment is being submitted in 2017.

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Additionally, the Planning Board has coordinated with Town staff to make the method used to measure a dwelling unit consistent with that used in other sections of the Zoning Bylaw.

Only Section 4.2.2.1 uses volume as a measurement, so this amendment will change the measurement from volume to gross floor area.

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A consistent method of measurement leads to:

1. Less confusion for property owners, architects and developers, and;
2. Simplifies the review process for Building Inspections Division staff.



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