



Article 38: Zoning Bylaw Amendment Two-Family Dwelling in Residence C

Planning Board Public Hearing

May 13, 2021

Two-Family or Additional Dwelling Unit

Amend Section 4.2.2.1 of the Bylaw to allow the Zoning Board of Appeals (Board) to grant a special permit for the construction of a new two-family dwelling or alteration of an existing single family dwelling into a two-family dwelling in the Residence C Zoning District.

The Board may also allow reduction in required parking.

Amendment Objectives

- Produce additional units of housing that match future needs
- Provide less expensive housing without subsidies
- Increase density near shopping, transit, and cultural resources
- Maintain neighborhood character
 - Respect existing dimensional requirements
 - Require special permits to limit potential disruption

Existing Two-Family Housing in Concord

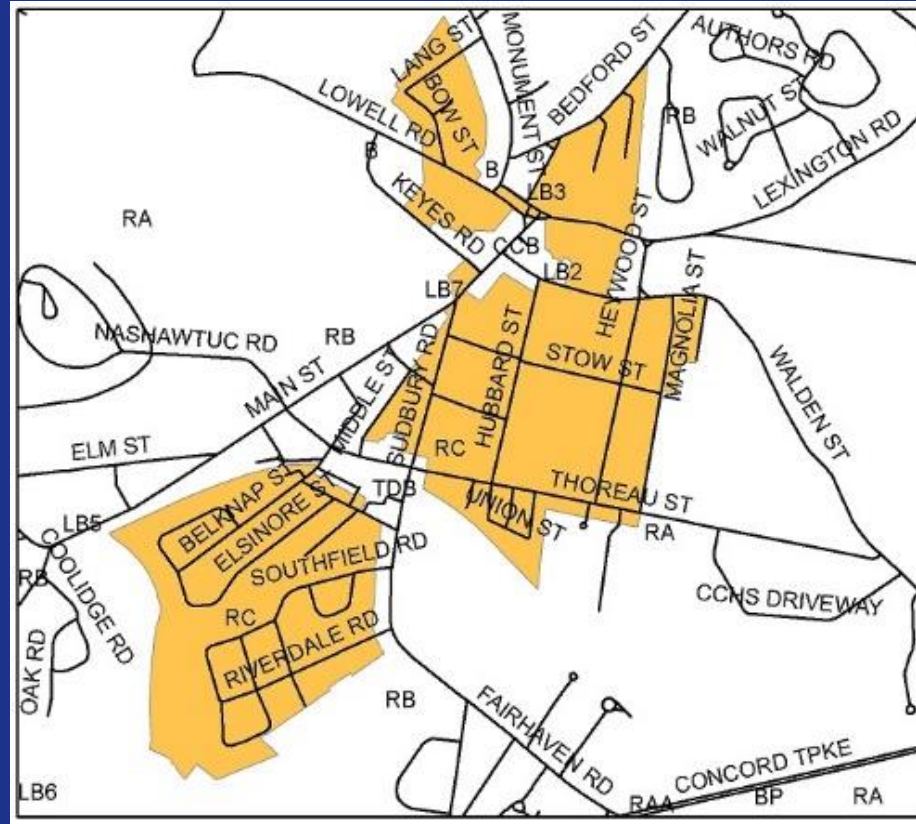
There are **106** two-families today in Concord, most built before zoning restricted them in 1928

66 (62%) are in Residence C, including two condo conversions

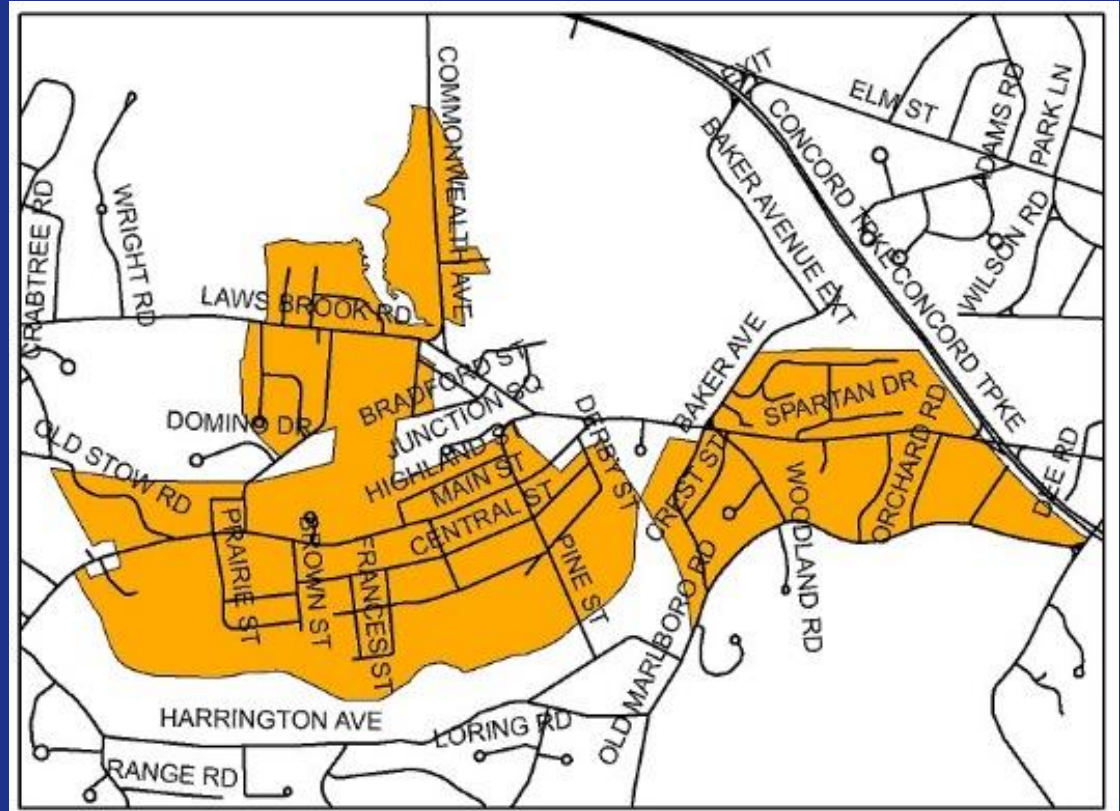
Only **0.6%** of the 1,018 Residence C district homes are two-families



**Residence C
Concord Center
&
Thoreau Depot**



**Residence C
West Concord**



Proposed Two-Family Bylaw Terms

Occupancy requirements

None: absentee ownership allowed

Sale restrictions

None: conversion to a 2-unit condo allowed

Detached structures

Not allowed. Both units must be part of the same structure

Dimensional reqs

Must conform to setbacks, height and FAR for Residence C

Parking

2 spaces required for each unit, but can be reduced

Min/max unit size

Only limited by FAR/setbacks

Expiration

Special permit is permanent and transferable

Limit Two-Families to Residence C

- Adding density near village centers has less impact
- Nearly all current two-families in town were built in what is now Residence C
- Residence C dimensional requirements keep scale reasonable
- Removes the need to create a new overlay district that could cause confusion in the future

Aligned with Town Goals

Supports the Envision Concord Plan *Land Use + Zoning Goal 2:*

“Explore zoning alternatives (e.g., based on land characteristics rather than strictly geographic location) that enable higher density, mixed use, more walkable and economically diverse neighborhoods within/near village centers...”

And associated *Action 3b:*

“Consider whether to allow 2-family housing by right in residential districts near village centers”

Reasons for Special Permit

- Residence C more dense neighborhoods
- Special Permit is discretionary
- Notification to abutters required
- Findings regarding traffic safety, parking, neighborhood character & natural environment
- Allows for evaluation of proposal



Article 38: 2-Family Dwelling Unit

Questions & Comments