

ARTICLE 2: To see if the Town will vote to amend and add language within the Zoning Code of the Town of Southborough relative to two-family dwellings as follows:

Add to Section 174-2 (Definitions) B:

Two-Family Dwelling

A detached residential building on a single lot containing two (2) dwelling units and which is either divided vertically so that the dwelling units are side by side, separated by a shared wall, or is divided horizontally so that one dwelling unit is above another; except that a single family dwelling with an accessory dwelling unit, attached or detached, shall not be considered to be a Two-Family Dwelling.

Amend Section 174-8.2 RA Residence A District (B)(6) to:

(B)(6): Construction of a two-family dwelling or conversion of a single-family dwelling to a two-family dwelling on a lot that meets the minimum lot size for the zoning district in which the dwelling is located.

Amend Section 174-8.4 BV Business Village (D)(3) to:

(D)(3): Construction of a two-family dwelling or conversion of a single-family dwelling to a two-family dwelling on a lot that meets the minimum lot size for the zoning district in which the dwelling is located.

Amend Section 174-8.5 BH Highway Business District (C)(7) to:

(C)(7): Construction of a two-family dwelling or conversion of a single-family dwelling to a two-family dwelling on a lot that meets the minimum lot size for the zoning district in which the dwelling is located.

Amend Section 174-8.7 ID Industrial District (C)(3) to:

(C)(3): Construction of a two-family dwelling or conversion of a single-family dwelling to a two-family dwelling on a lot that meets the minimum lot size for the zoning district in which the dwelling is located.

Amend Section 174-8.8 SP Research, Scientific and Professional District (C)(7) to:

(C)(7): Construction of a two-family dwelling or conversion of a single-family dwelling to a two-family dwelling on a lot that meets the minimum lot size for the zoning district in which the dwelling is located.

Amend Section 174-8.12 Downtown District (D)(2) to:

(D)(2): Construction of a two-family dwelling or conversion of a single-family dwelling to a two-family dwelling on a lot that meets the minimum lot size for the zoning district in which the dwelling is located.

Amend Section 174-9 Special Permit Requirements (G) to:

The construction of a two-family dwelling or conversion of a one-family house to a two-family dwelling is allowed by special permit from the Board of Appeals. The application will be considered after receipt of a report, or after 35 days elapse without such a report, from the Board of Health certifying that adequate provisions have been made in accordance with the requirements of the Board of Health for drainage and the disposal of sewage and waste generated by the occupancy of the two-family dwelling. There shall also be a report from the Planning Board describing the lot on which the dwelling is located, the neighborhood where it is located and the effects of the proposed two-family dwelling thereon, the adequacy of ingress and egress provisions, any recommendations by the Planning Board as to the advisability of granting the special permit and any restrictions that should be imposed as conditions thereof and the provisions for off-street parking in a manner consistent with the character of the premises. If the decision of the Board of Appeals differs from the recommendations of the Planning Board, the reasons therefore shall be stated in the decision.

Summary: *Warrant Article 2 updates the Zoning Bylaw relative to Two-Family Dwellings including adding a definition for a Two-Family Dwelling, adding a provision to allow for new construction of two-family dwellings by special permit, retaining the conversion of single-family dwellings to two-family dwellings by special permit, but removing the two-year waiting period for conversion, and updating the required lot size to conform with the current zoning requirements.*