

TWO-FAMILY DWELLINGS

PRESENTED BY THE SOUTHBOROUGH ZONING BOARD OF APPEALS

EXISTING BYLAW

“Conversion of a single-family home in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 sq ft”

Allowed by Special Permit from the ZBA

(All districts except Conservation & Industrial Park)

GOAL:

increase housing diversity

- **2021 Master Plan**
 - Objective: Improve the diversity of housing within the Town
 - Recommendation: Remove zoning barriers for accessory apartments and duplexes
- **2025-2030 Housing Production Plan**
 - Largest net gains in population since 2010: Adults 20-34 & adults 65+, cohorts with diverse housing needs
 - Older adults will need about 29 new “downsizing” homes in the next 5 years
 - Southborough has 976 households spending more than 30% of their income on monthly housing costs
 - The typical home in Southborough is not affordable to a household earning a median income

PROPOSED BYLAW

DEFINING TWO-FAMILY DWELLING + MODIFYING THE EXISTING USE & LOT SIZE

DEFINITION

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.

MODIFYING THE EXISTING USE

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.

Allowed by Special Permit from the ZBA

(all districts except Conservation & Industrial Park)

MODIFYING THE REQUIRED LOT SIZE

“...on a lot that meets the minimum lot size for the zoning district in which the dwelling is located”

Zoning District	Lot Size	Code Section
Residence A (RA)	43,560 sq ft; min 20,000 sq ft exclusive of wetlands	174-8.2 D (1)
Residence B (RB)	25,000 sq ft; min 20,000 sq ft exclusive of wetlands	174-8.3 D (1)
Downtown District (DD)	Must comply with RB	174-8.12 F (9)
Business Highway (BH)	Must comply with RB	174-8.5 E (6)
Business Village (BV)	Must comply with RB	174-8.4 F (5)
Industrial Park (ID)	Must comply with RB	174-8.7 E (6)
Research, Scientific & Professional (SP)	Must comply with RA	174-8.8 D (6)

ADDITIONAL CONSIDERATIONS

- Additional permits & approvals are still required from other permitting boards/departments
- Title V Requirements are still in effect – likely biggest limiting factor to development
- Separate utilities often required
- Special Permit process allows for abutter input, conditions to ensure public health, safety & welfare and the character of the neighborhood

Questions?