

AMEND ZONING BY-LAWS: SINGLE FAMILY RESIDENTIAL CLUSTER REGULATIONS

WARRANT ARTICLE XXX:

To see if the Town will vote to amend the Town of Natick Zoning By-laws by modifying Section III-F.1 (Single Family Residential Cluster Option – RSA, RSB & RSC Districts) regarding Special Permit applications, number of dwelling units and dimensional standards for town house lots, including but not limited to:

- ▼ *III-F.1.4(b) – Formal Application – Filing dates*
- ▼ *III-F.17 – Number of Dwelling Units – Numerical rounding procedure*
- ▼ *III-F.1.9(b) - Intensity Regulations -- Lot frontage standards for town house structures on town house lots in SRC*

MOTION A:

MOVE to amend Section III-F.1 “Single Family Residential Cluster Development, sub-section 4(b) of the Natick Zoning Bylaws by removing the text “SPGA” after “filing is made with the” and replacing it with the text “Town Clerk” as follows:

*The date of application shall be the date when filing is made with the **Town Clerk**.*

So that sub-section 4(b) now reads:

b. Formal Application: The applicant for a SRC shall submit to the SPGA a formal application for a Special Permit which includes a preliminary cluster subdivision plan and the Residential Conservation Analysis Map. The application shall be filed in the name of the record owner(s) of the parcel(s) to be developed. The date of application shall be the date when filing is made with the Town Clerk.

MOTION B:

MOVE to amend Section III-F.1 “Single Family Residential Cluster Development, sub-section 7 of the Natick Zoning Bylaws by removing the text “then rounded to the nearest rounded up to the nearest whole number” after “these By-Laws,” and inserting it after “as shown in the schedule below:” as follows:

...Single Residential zone, as determined by Section IV-B of these By-Laws. This number of dwelling units is multiplied by an Adjustment Factor determined by the average size of homes to be developed, as shown in the schedule below, then rounded up to the nearest whole number:

So that sub-section 7 now reads:

The maximum number of dwelling units (in full-size single-family homes or town houses) allowed in a SRC shall equal the “Net Usable Land Area” within the parcel divided by the Minimum Lot Area requirements for single-family homes in the host Single Residential zone, as determined by Section IV-B of these By-Laws, then rounded up to the nearest whole number. This number of dwelling units is multiplied by an Adjustment Factor determined by the average size of homes to be developed, as shown in the schedule below, then rounded up to the nearest whole number:

And, in Example #1:

- a) in line 2 remove the text “or 15” after “14.52”,
- b) in line 3 replace the text “15 homes x 1.10 = 16.50, or 17 single-family homes “after “by 10%:” with the text “14.52 homes x 1.10 = 15.97, or 16 single family homes.”,
- c) replace line 4 in its entirety and replace it with “30% of these 16 single-family homes must be smaller than 2,000 sf: 16 units x 30% = 4.8 or 5 homes must be sized less than 2,000 sf.”,
- d) in line 5 replace the text “17 single family homes x 2 = 34”after “maximum of:” with the text “16 single family homes x 2 = 32” as follows:

*2. With a minimum lot size in RSA zones is 15,000 sf, per Section IV-A, this site can accommodate a maximum number of single-family homes in an SRC of: 5 acres (217,800 sf) Site Area / 15,000 sf Min. Lot Size = **14.52** single-family homes.*

*3. The 1,900 sf average dwelling size allows the total number of dwellings to be increased by 10%: **14.52 homes x 1.10 = 15.97, or 16 single-family homes.***

*4. 30% of these **16** single-family homes must be smaller than 2,000 sf: **16 units x 30% = 4.8** or 5 homes must be sized less than 2,000 sf.*

*5. Alternatively, the applicant could develop two (2) small single-family cottages (SFC) for each single-family home allowed on the site, up to a maximum of: **16 single family homes x 2 = 32** single-family cottages.*

So that sub-section 7 now reads:

Example #1: An applicant proposes to develop a subdivision of single-family homes (averaging 1,900 square feet in Gross Floor Area) on a five-acre (217,800 square feet) lot in an RSA zone with no wetlands or 100-year floodplains. In this case:

- 1.** The development site has a Gross Land Area of 5 acres (217,800 sf); with no wetlands or 100-Year Flood Plains. The Net Development Area of the site = Gross Land Area (5 acres) –Wetland/Flood Plain Area (0 sf) = 5 acres (217,800 sf).
- 2.** With a minimum lot size in RSA zones is 15,000 sf, per Section IV-A, this site can accommodate a maximum number of single-family homes in an SRC of: 5 acres (217,800 sf) Site Area / 15,000 sf Min. Lot Size = 14.52 single-family homes.
- 3.** The 1,900 sf average dwelling size allows the total number of dwellings to be increased by 10%: 14.52 homes x 1.10 = 15.97, or 16 single-family homes.
- 4.** 30% of these 16 single-family homes must be smaller than 2,000 sf: 16 units x 30% = 4.8 or 5 homes must be sized less than 2,000 sf.
- 5.** Alternatively, the applicant could develop two (2) small single-family cottages (SFC) for each single-family home allowed on the site, up to a maximum of: 16 single family homes x 2 = 32 single-family cottages.

MOTION C:

MOVE to amend Section III-F.1 “Single Family Residential Cluster Development, sub-section 9(b) of the Natick Zoning Bylaws by inserting new text “unit in RG” after “dwelling unit in RS” as follows:

Minimum Lot Area* 2,500 sf per town house dwelling unit in RS and RG zones

And by inserting a new line after “Minimum Lot Area* 2,500 sf per town house dwelling unit in RS zones” as follows:

Minimum Frontage* RSA: 66% of base zone RSB: 60% of base zone RSC: 60% of base zone

So that sub-section 9(b) now reads:

Minimum Lot Area* 2,500 sf per town house dwelling unit in RS and RG zones

Minimum Frontage* RSA: 66% of base zone RSB: 60% of base zone RSC: 60% of base zone