

Article \_\_ Single- to Multifamily Conversion Bylaw

The following new section shall be added to the Zoning Bylaw following Section 40.9:

**SECTION 40.10 Single-family to Multifamily Conversions**

- I. **Purpose.** The purpose of this section is to enable conversion of single-family homes or duplexes to multifamily homes. In doing so, this section intends to broaden the range of housing options available, to create housing of more affordable and attainable dwelling units, to preserve homes that might otherwise be torn down, to limit unnecessary construction-related greenhouse gas emissions and to save embodied carbon emissions associated with building materials, to preserve open space, and to respect the aesthetic value of Truro's existing housing.
- II. **Definitions.** Within this section, the following terms shall have the following meanings:
  - A. "Conversion" shall mean the conversion of a residential structure with one or two dwelling unit(s) to a structure with two or more dwelling units.
  - B. "Building Footprint" shall mean the area of the outline of the above-grade building, inclusive of all floors, as measured to the exterior faces of the walls, exclusive of unenclosed spaces such as porches and balconies.
  - C. "Principal structure" shall mean the existing structure of the single-family residence that is being converted under the regulations of this section. The principal structure includes any and all parts of the single-family residence that are physically connected and which together constitute the original dwelling unit, including wings or previous additions. The principal structure excludes any porches, patios, decks, outbuildings, and accessory structures. If there is more than one structure on a lot meeting these criteria, each shall be considered a principal structure for the purposes of this section.
- III. **Application and Administration.**
  - A. Conversions adhering to the standards of this section are allowed by-right for all single-family homes or duplexes in all areas of Truro, except the Seashore District and the Beach Point Limited Business District.
  - B. Conversions adhering to the provisions of this section and which include an addition in excess of 200 gross square feet shall be subject to Site Plan Review.

IV. **Nonconformities.** Conversions adhering to the standards of this section are allowed for all existing single-family homes or duplexes, regardless of any zoning nonconformities existing on the property already and zoning nonconformities intensified by the conversion.

V. **Dimensional and Design Standards**

A. Dwelling unit and building size.

1. **Minimum.** Each dwelling unit shall have no less than 400 square feet in gross floor area, excluding all shared facilities, building circulation, and building operations facilities.
2. **Maximum.** Except for prior non-conforming buildings, each building shall have no more than 3,600 square feet in gross floor area.

B. Number of dwelling units.

1. The minimum number of net new dwelling units in a conversion is one.
2. The maximum number of net new dwelling units in a conversion shall be three (or two if a duplex is being converted or an ADU is located on the same site).

C. Entrances.

1. Only one building entrance is allowed on the front façade of a principal structure, except where multiple entrances exist on the front façade prior to conversion.
2. The principal structure's front entrance may lead to one or more housing units in the conversion.
3. Additional entrances to one or more housing units may be located on the side or back facade of the principal structure or an addition.

VI. **Additions**

A. **Allowance.** Conversions adhering to the standards of this section are allowed to build additions that enable a conversion and/or result in bona fide improvements in the egress, circulation, or operations of the converted building.

B. **Design Principles.**

1. The design of any addition should respect the design and scale of the principal structure and other principal structures in the neighborhood.
2. If a conversion is within a building over seventy-five (75) years old, additions must undergo review by the Truro Historical Commission.

3. The design of any addition should preserve the appearance of a single-family home to the extent possible.
- C. **Number of additions.** Any number of additions is allowed, which individually and jointly are subject to the provisions of this section.
- D. **Footprint.** The total building footprint of all additions permitted under this section may not exceed 200 square feet without a special permit.
- E. **Height.** Additions may be no taller than the vertical walls of the principal structure where the addition adjoins the principal structure.
- F. **Location.** Additions are only allowed to meet the principal structure at the side or back of the principal structure.
- G. **Setbacks.**
1. Any addition on the side of a principal structure must be set back at least 10 feet from the principal structure's front façade.
  2. Any addition shall conform to the setback requirements of the applicable zoning district, if such requirements exist.
  3. No addition shall increase any setback-related nonconformities.
- H. **Lot Coverage.**
1. Any addition up to 200 sf need not conform to the lot coverage requirements of the applicable zoning district, if such requirements exist.
  2. Additions of greater than 200 sf shall conform to lot coverage requirements of the applicable zoning district or shall not result in a net increase to impervious surface on the lot.

## VII. **Parking**

- A. **Two-unit conversion.** For a conversion resulting in a total of two dwelling units, the parking required for the total units in the conversion shall be 1.5 spaces per dwelling unit.
- B. **Three-plus-unit conversion.** For a conversion resulting in a total of more than two dwelling units, the parking required for the total units in the conversion shall be the lesser of the following:
1. The parking required for a multifamily dwelling of three or more units.
  2. The sum of the following:

- a) For the first two units, 1.5 spaces
- b) 1 space for each additional unit

**C. Siting.**

- 1. Any new parking spaces shall be located, to the extent possible, within existing impervious parking or driveway areas. If that is not possible, new parking spaces shall be located on the side or rear of the lot.
- 2. Access to new parking spaces should be provided, to the extent possible, through existing driveway, parking, or other impervious areas.

VIII. **Wastewater.** Conversions must adhere to all relevant state, regional, local, and site-specific regulations on the disposal of wastewater.

IX. **Occupancy.**

- A. No dwelling units within a conversion shall be used as a short-term rental, as defined in the Code of Massachusetts Regulations (830 CMR 64G.1.1).
- B. No dwelling units within a conversion permitted under this section may be rented on a basis of less than three months.

X. **Conflicts.** Unless otherwise stated, the requirements of this section shall apply to uses and structures permitted under the regulations of this section. In the event of a conflict, the regulations of this section shall apply.