

POSSIBLE REVISION TO DUPLEX BYLAW 10.31.22

§ 40.1 Duplex Houses and Apartments

- A. Purpose. For the purpose of promoting the more efficient use of land, in keeping with the protection of the quality of life and ecology, and at the same time giving relief to those with problems of obtaining adequate housing, ~~duplexes may be created by Right through the Board of Appeals (or Planning Board?) may approve a special permit authorizing the~~ new construction of duplex houses or the conversion of single family dwellings to apartments, consistent with the following conditions.
- B. ~~These structure, either new or conversion, are allowed in all districts except: Beach Point and Seashore District~~
- C. New Construction. lots ~~of one acre~~ meeting minimum lot size of 33,750 sq. ft. or more are required for new construction; the duplex shall not exceed 3,600 sq. ft.; the requirements of paragraph D shall be met.
- ~~D.~~ Conversion. Conversion of single family dwellings ~~in any zoning district except the Seashore District and Beach Point and the Water Resource Protection District may be approved by special permit from the Board of Appeals (or Planning Board?)~~ . Lots shall meet current minimum lot area requirements; no more than one apartment in addition to the primary dwelling unit may be created from any one single family dwelling; ~~the floor area of the secondary dwelling unit shall not exceed 50% of that of the primary dwelling unit; the floor area of the secondary dwelling unit shall not exceed 600 sq. ft.~~
- E. Requirements. All new construction or conversions shall comply with the following.
  1. All applicable provisions of the building, health and safety codes, as determined by the Building Commissioner and Board of Health shall be met.
  2. ~~One units shall have a 12 month lease.~~
  3. ~~One unit shall be owner occupied or have a 12 month lease?~~
  4. ~~There shall be no short term rentals (less than 8 months) of either unit.~~
  5. ~~The applicant shall demonstrate that the new construction or conversion is essential to provide needed housing.~~
  6. The new construction or conversion is compatible with and will not derogate from or be detrimental to the neighborhood.
  7. ~~The building conforms to~~ Section 50, Area and Height regulations of this bylaw.
  8. The use is in harmony with the general purpose and intent of the bylaw.

