

Proposed Motion for Article 42, 2021 Town Meeting

Amend Section 5.4.2 B. Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts by adding:

(8) The following applies to undeveloped lots in the R0, R1, and R2 zoning districts that are unbuildable due to insufficient lot size or frontage. If such lot was recorded with the Registry of Deeds prior to July 1, 2019, the minimum lot size and frontage requirements of section 5.4.2 shall not apply, and the lot may be built upon with a single-family detached dwelling provided that the Zoning Board of Appeals, acting pursuant to Section 3.3, issues a special permit and that such dwelling is permanently deed-restricted for rental or ownership according to official regional guidelines of affordability (see Zoning Bylaw Section 2, Basic Provisions, Definitions Associated with Affordable Housing), meeting the requirements of 8.2.3 (B) and (C),

and provided that:

- The lot contains at least 4,000 square feet of land area and 45 feet of frontage, and
- The lot has not been held in common ownership with any adjoining land after July 1, 2019, and
- The district yard and open space requirements of section 5.4.2 are satisfied.