

ARTICLE 36 Annotated

Delete Red

Add Blue

Uses	Standards	B-1	B-2	B-3	BR
<b>Special Permit Uses</b>					
Conversion of a dwelling unit	May be converted to not more than 4 dwelling units if: <ol style="list-style-type: none"> <li>the dwelling <del>was</del> <u>has been</u> in existence as of <u>January 1, 2000</u> <del>as of January 1, 1980</del>;</li> <li>there is no material change to the exterior of the existing <u>dwelling building</u>; and</li> <li>the Board of Appeals determines that the size of the dwelling and the lot are suitable for <u>the conversion</u> <del>remodeling</del></li> </ol>	SP-Z	SP-Z	SP-Z	N

Section 240-6.5A Public Use District Use Table

Uses	Standards	Public Use District
<b>Special Permit Uses</b>		
Conversion of a dwelling	May be converted to not more than 4 dwelling units if: <ol style="list-style-type: none"> <li><u>the dwelling has been in existence as of January 1, 2000</u> <del>an existing dwelling on a lot as of January 1, 1980 into not more than 4 units if the conversion involves</del>;</li> <li><u>there is</u> no material change to the exterior of the <u>existing</u> dwelling; and</li> <li><del>if</del> the Board of Appeals determines that the size of the dwelling and the lot are suitable for the conversion</li> </ol>	SP-Z

Section 240-6.6B Single Residence District Use Table

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
<b>Special Permit Uses</b>						
Conversion of a dwelling <del>unit into multiple units</del>	<p>May be converted into not more than 4 dwelling units <del>if</del>:</p> <ol style="list-style-type: none"> <li>1. In the GR District, the Zoning Board of Appeals finds that:               <ol style="list-style-type: none"> <li>a) the <del>dwelling has been in existence as of January 1, 2000</del>; <del>lot was in existence as of January 1, 1980</del>;</li> <li>b) there is no material change to the exterior of the existing dwelling, including architectural features; <del>and</del></li> <li>c) the size of the dwelling and the lot are suitable for the <del>conversion remodeling</del>; <del>and</del></li> <li>d) <del>all resulting rental dwelling units shall have a minimum one year rental period</del></li> </ol> </li> <li>2. <del>May be converted into not more than 4 dwelling units</del> In the SR-AA, SR-A, SR-B and SR-C Districts, <del>if</del> the Zoning Board of Appeals finds that:               <ol style="list-style-type: none"> <li>a) the <del>dwelling has been in existence as of January 1, 2000</del>; <del>lot was in existence as of January 1, 1980</del>;</li> <li>b) there is no material change to the exterior of the existing dwelling, including architectural features;</li> <li>c) the conversion will not increase the gross floor area of the dwelling as it existed on <del>January 1, 2000</del> <del>January 1, 1980</del>;</li> <li>d) there are no additional bedrooms above the number in existence in the dwelling as of <del>January 1, 2000</del> <del>January 1, 1980</del>;</li> <li>e) there are no home occupations or taking of boarders; <del>and</del></li> <li>f) <del>all resulting rental dwelling units shall have a minimum one year rental period</del>; <del>and</del></li> <li>g) if the dwelling to be converted is located within the Water Resources Protection Overlay District or within a Coastal Pond Overlay District, the minimum lot size is 15,000 square feet for one additional dwelling unit; 20,000 square feet for 2 additional dwelling units; and 25,000 square feet for 3 additional dwelling units.</li> </ol> </li> <li>3. The <del>Zoning</del> Board of Appeals may grant the following exceptions in approving a special permit:               <ol style="list-style-type: none"> <li>a) Affordable units, as defined in Article 3, need not comply with the additional square footage requirements in subsection <del>(2)g</del> <del>f</del> above as long as the minimum lot size is 15,000 square feet.</li> <li>b) Preexisting conversions performed without the benefit of a special permit under this section shall be exempt from the requirements of subsection <del>(2)g</del> <del>2f</del> above if an application to obtain a special permit under this section is received by the Board of Appeals within one year of the effective date of the bylaw and the special permit is subsequently approved.</li> </ol> </li> </ol>	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z

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