

Town of Williamstown

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ANNUAL TOWN MEETING MAY 23, 2024

COTTAGE HOUSING BYLAW

Article 39. To see if the Town will vote to authorize revision of its bylaws to allow cottage housing developments.

Amend Section **§70-3.3A (1) Use Regulation Table** by adding the following row:

		RR2						
	RR1	RR3	GR	LB	SG	VB	PB	LI
<i>Cottage Housing Development (See §70-7.1.L)</i>	No	No	Yes	No	No	No	No	No

Amend **§70-7.1 Residential development** by adding a new **§70-7.1.L** as follows;

§70-7.1.L Cottage Housing Developments.

A parcel may be developed as a Cottage Housing Development (CHD) comprising no fewer than 4 and no more than 12 cottages.

(1) Definitions

Cottage: a single- or two-family structure satisfying the dimensional and design requirements in (2) and (4) below.

Common open space: An area improved for passive recreational use or gardening.

Common area: An area consisting of common open space, which may include a shared-use structure.

Footprint: The gross floor area of a structure's conditioned ground-level story.

(2) Dimensional Requirements

(a) The minimum lot area for a CHD shall be 14,000 square feet.

(b) Impervious surfaces may not exceed 40 percent of the CHD's total area. If a CHD is located within an overlay district with a more restrictive impervious surface requirement, the overlay district's requirement shall apply.

(c) Yard Requirements

[1] Structures within the CHD lot shall meet the Dimensional Standards of the Dimensional Schedule 70-4.3 with respect to neighboring properties.

[2] All cottages shall have a five foot front setback from neighboring structures within the CHD.

[3] All cottages shall be a minimum of 8 feet from other cottages.

(d) The maximum density shall be 1 cottage per 3,500 square feet of lot area.

(e) Dwelling size

[1] The maximum footprint for a cottage shall not exceed 900 square feet, excluding the porch.

[2] The total floor area of each cottage shall not exceed either one and three-quarters times the area of the footprint or 1,575 square feet, whichever is less.

(3) Common area

(a) A common area of at least 400 square feet per cottage is required.

(b) The common area may include a shared-use structure with a maximum footprint of 25 percent of the total common area or 800 square feet, whichever is less. The remainder of the common area must be contiguous open space, with no edge less than 20 feet in length. There may be a maximum of three common areas within a CHD providing that each one complies with all the requirements for a common area.

(c) At least 75 percent of the cottages shall abut common open space. The common area shall have cottages abutting at least two sides. Every common area must have at least three abutting cottages. All of the cottages shall be within 60 feet walking distance of a common open space.

(4) Design requirements

(a) All structures in CHDs shall be limited to 18 feet in height.

(b) The ridge of pitched roofs may extend up to 25 feet. All parts of the roof above 18 feet shall be pitched at no less than 6/12 and no greater than 12/12.

(c) The main entrance of each cottage shall face the common area and have a covered porch of at least 64 square feet and no side less than 7 feet in length.

(d) Each unit shall have access to enclosed storage space of at least 40 and no more than 100 square feet, which may be in an exterior attached or unconditioned detached storage space, or in a shared-use structure in the common area.

(e) Exterior lighting shall be downlighting type, and other than porch lights, shall be limited to bollards with a height no greater than three feet above grade.

(5) Existing structure

An existing structure, which may be nonconforming with respect to the standards of this section, shall be permitted to remain on the parcel as follows:

(a) Existing One- or Two-Family Dwelling: An existing one- or two-family dwelling may be incorporated in the CHD but the extent of nonconformity may not increase.

(b) Other Existing Structures: Any other type of existing structure that is not a one- or two-family dwelling and is not a commercial building may remain on site and be utilized for common area or storage requirements.

(6) Parking

(a) Parking shall be on the same property as the CHD.

(b) The CHD shall provide one assigned parking space per dwelling unit, plus an additional parking space for every three dwelling units.

(c) Parking may be in or under a structure or outside a structure, provided that it is adequately screened from direct street view, by one or more street facades, garage doors, fencing, or landscaping, meeting the requirements of §70-5.4B(3). Parking may not be located in the required front yard.

(d) Common parking areas shall have no more than five spaces in a row without a break equal to the size of one parking space.

(e) One parking space per unit in alleys between cottages is permitted.

(7) Short-term rentals

(a) For the purposes of Cottage Housing Developments, "short-term rentals" shall be defined as the rental of a whole or a portion of a Cottage, in exchange for payment, as residential accommodations for not more than thirty consecutive days.

(b) No Cottage in a Cottage Housing Development may be used as a short-term rental for more than 150 cumulative days in a calendar year. This limitation shall not apply to individual bedrooms offered for short-term rental when the owner is residing within the cottage at the time of the rental.

(c) In the event there is a conflict between a provision of this subsection ("Short-Term Rentals") and any other provision in the Code of the Town of Williamstown regulating short term rentals, the provision outside of this subsection shall control.

Amend Section **§70-9 Definitions** as follows:

COTTAGE HOUSING DEVELOPMENT:

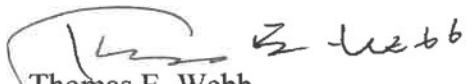
A collection of densely spaced small single-family or duplex structures, arranged around a common area or areas, developed under a single land development plan.

The Planning Board unanimously recommends the adoption of this article.

The Select Board unanimously recommends the adoption of this article.

Proceeding: Roger Lawrence moved Article 39 and it was seconded Kem Kuttner.
Motion to amend changes 70-7.1, Section 7(b) from 150 to 90 days majority voice vote .
Motion to postpone indefinitely moved and seconded defeated by majority voice vote.
Motion passed by clicker voter 194 in favor and 56 opposed the vote was greater than 2/3 vote.

A true copy, attest


Thomas E. Webb
Acting Town Clerk

