

§ 280-7.3. Multifamily residential complex.

A. General. A Multifamily Residential Complex shall be allowed only in a Single Residence A (SRA) or Single Residence B (SRB) Zoning District and only by Special Permit issued by the Zoning Board of Appeals upon a determination that the following conditions and criteria have been satisfied:

- (1) Conversion of existing buildings/structures. Except as provided in Subsection A(2) below, all dwelling units in a Multi-Family Residential Complex must be located within buildings or structures in existence as of the effective date of this Bylaw (April 12, 1999). The floor area of such existing buildings or structures may be expanded provided that such expansion does not increase the floor area by more than 10% of such building or structure being so expanded and provided further that with respect to any abutting lots not included within the Multi-Family Residential Complex any such expansion shall conform to the minimum front, side or rear yard requirements for the applicable zoning district.
- (2) New construction. Construction of a new building for a single dwelling unit may be allowed as part of a Multi-Family Residential Complex, provided that with respect to any abutting lots not included within the Multi-Family Residential Complex, such new building must satisfy the minimum front, side, and rear yard requirements for the applicable zoning district.
- (3) Dimensional regulations. Notwithstanding any other section of the Zoning By-law, the requirements set forth in Table 5 shall be applicable to a Multi-Family Residential Complex:

Table 5 - Multi-Family Table	
Minimum Lot Area	SRA: 6 acres SRB: 100,000 square feet
Minimum Lot Frontage	SRA: 400 linear feet SRB: 400 linear feet
Maximum Number of Dwelling Units	SRA: The number of dwelling units which could be located in a subdivision within the boundaries of the Multi-Family Residential Complex in accordance with conventional zoning, or 6 units SRB: 24 units
Distribution of Dwelling Units	SRA: 60% of all dwelling units must be located within a single building or structure SRB: 60% of all dwelling units must be located within a single building or structure

Table 5 - Multi-Family Table	
Minimum Front, Side, and Rear Yard Requirements	<p>SRA: None for existing buildings or structures; with respect to abutting lots not included within the Multi-family Residential Complex, additions to existing buildings or structures and any new buildings or structures shall comply with the requirements of the applicable Zoning District</p> <p>SRB: None for existing buildings or structures; with respect to abutting lots not included within the Multi-family Residential Complex, additions to existing buildings or structures and any new buildings or structures shall comply with the requirements of the applicable Zoning District</p>
Maximum Height	<p>SRA: 38 feet for any new buildings or structures; existing buildings or structures and any additions thereto shall not exceed the current height of such buildings or structures</p> <p>SRB: 38 feet for any new buildings or structures; existing buildings or structures and any additions thereto shall not exceed the current height of such buildings or structures</p>
Parking	<p>SRA: At least 1.5 parking spaces per dwelling unit, which may include parking in enclosed structures</p> <p>SRB: At least 1.5 parking spaces per dwelling unit, which may include parking in enclosed structures</p>

- (4) Infrastructure.
 - (a) Water and sewer. The Multi-Family Residential Complex shall be connected to municipal water and sewer systems if the same are present in the abutting street. All costs associated with the costs of these services shall be borne by the developer or applicant.
 - (b) Roads. All traveled ways within the Multi-Family Residential Complex shall not be considered streets or ways as defined in Article X, and shall be privately maintained with respect to roadway upkeep and snow and ice removal. No such ways shall connect to two or more public streets or ways.
 - (c) Refuse and recycling. Collection and disposal of all refuse and recycling

material shall be provided privately.

- (5) Landscape requirements:
 - (a) All outdoor refuse collection and loading areas shall be screened from adjoining streets and abutting properties by a visually impermeable six-foot high landscape screen or fence.
 - (b) All outdoor parking areas shall be screened from adjoining streets and abutting properties by an opaque fence at least five feet high or by a densely planted landscaped buffer at least five feet wide.
 - (6) Open space.
 - (a) In the SRB zoning district, a contiguous area of not less than 5% of the total land area of the Multi-Family Residential Complex shall be created and maintained as landscaped open space. Such landscaped open space shall be designed, developed, and maintained for the use and enjoyment of all residents in common, shall be restricted by deed and covenant to be used primarily for recreational, park, conservation or other open space uses, and shall be conveyed to the Town and accepted by it for park or open space use, or to a non-profit organization the principal purpose of which is the conservation of open space, or to a corporation or trust owned or to be owned by the owners of the dwelling units within the Multi-Family Residential complex. Notwithstanding the conveyance of such open space, the Multi-Family Residential complex shall continue to be responsible for the maintenance of such open space.
 - (b) In the SRA Zoning District, at least 20% of the total land area of the Multi-Residential Complex shall be maintained as natural open space in which existing vegetation and topography shall be preserved to the extent possible.
- B. Site plan review. Site Plan Review shall be applicable to a Multi-Family Residential Complex.
- C. Accessory uses.
- (1) Private garage for more than three automobiles.
 - (2) Garages for the common use vehicles owned by the Multi-Family Residential Complex.
 - (3) One single-story building to house snow removal, lawn, maintenance and recreational equipment.
 - (4) Any and all other uses normal accessory, or incidental to a Multi-Family Residential Complex.