

ATTACHMENT D

Article 12 - Amendments to Zoning Bylaw Chapter 255-47 Multifamily and multiple dwellings

§ 255-47 Multifamily and multiple dwellings.

All multifamily developments and developments with more than one building for dwelling purposes on a single parcel of land shall conform to the provisions provided below.

- A. ~~A-~~ Allowable unit count. The permitted number of dwelling units in a multifamily building or development and developments with more than one building for dwelling purposes on a parcel shall not exceed the number permitted utilizing the methodologies established in § 255-31 for land located within the Residence A-1, Residence A-2 and Agricultural Districts, and on the dimensional table footnotes relating to the amount of lot area per dwelling unit for special permits in all other districts. Density bonuses may not be granted unless the development conforms to the ~~flexible development~~ Flexible Development process, procedures and standards.
- B. ~~Front~~ EEntrances. ~~E~~Front entrances to multifamily buildings shall open onto sidewalks and streets or common public spaces and not directly onto parking lots. Multifamily buildings and developments shall create shared open spaces, which may be, but shall not be required to be, open to the general public, along a street or common green. ~~Rear entrances and entrances for services and delivery may be from parking areas.~~
- C. Conformity to other regulations. In all other respects, the layout and relationship of buildings to each other and to streets, public spaces, and parking areas shall be as provided in other applicable sections of this bylaw as well as any design standards or guidelines adopted by the Planning Board.
- ~~D. Required open space. On parcels of at least two acres, multifamily developments and developments with more than one building for dwelling purposes on a single parcel of land shall include usable open space in the same proportion and character as required of developments under § 255-31 of the Zoning Bylaw.~~
- DE. Exceptions.
 - (1) Such uses located within the South Hadley Falls Overlay District shall not be subject to the density or open space restrictions within this § 255-47.
 - (2) Developments for which a permit has been granted or which have been developed prior to May 10, 2014, shall not be subject to the provisions of this § 255-47.
- F. Parcels containing more than one building with a dwelling. A parcel may contain more than one building with a dwelling, provided the following conditions are satisfied:
 - (1) Such use is identified as being allowed within the subject zoning district by the Use Regulations Schedule included as an attachment to this chapter; and
 - (2) The parcel has sufficient acreage to comply with applicable density limitations; and
 - (3) The applicable density limitations are the same as what is allowed under the flexible development provisions in § 255-31JG, except they may not exceed the cap set forth in Subsection **F(4)** below; and
 - (4) In the Residence A-1, Residence A-2, and Agricultural Districts, no parcel of any size may contain more than four dwelling units on it except pursuant to the flexible development provisions of § 255-31; and
 - (5) Such a parcel may not be later subdivided unless the subdivided lots conform to the dimensional regulations and the infrastructure, including but not limited to the right-of-way and roadway