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Memorandum

Date: February 22, 2018
To: Town Council
From: Ethan J. Croce, Community Development Director
Re: Zoning Amendments: Two-family and Multi-family Residential Density

Two-family and Multi-family Residential Density Amendments

On 11/13/17, the Town Council adopted a retroactive moratorium on the development of two-family and multi-family subdivisions in the RA, RB, and RD Zoning Districts. The moratorium was enacted in response to the unanticipated number of two-family subdivision proposals that had occurred as a result of zoning amendments adopted on 7/11/16 that, among other things, allowed for increased residential density in these three zoning districts. While the 7/11/16 zoning amendments increased density for single-family housing as well as for two-family and multi-family housing, the density for two-family and multi-family housing was increased to a much greater extent than for single-family housing. This disparity in density allowances has likely been the primary reason for the surge in two-family housing proposals.

At workshops held on 11/27/17 and 12/11/17, the Council discussed possible solutions to address this issue. The Council ultimately decided to proceed with drafting zoning amendments that would equalize density for single-family, two-family, and multi-family developments to eliminate the ordinance's current bias in favor of the development of two- and multi-family housing over single family housing.

The proposed ordinance amendments reduce the Maximum Residential Density allowances for two- and multi-family development so that they are the same as the density allowances for single family development.