

Discussion Topics

1. Treatment of Dwelling/Multi-Family

Definition: A building, or portion thereof, containing three (3) or more dwelling units. See also Dwelling Unit; Dwelling/Two-Family.

Currently a Permitted Use in:

Zone D – Rural Residential-Agricultural (maximum of 6 dwelling units with minimum area per dwelling unit of 3 acres)

Currently a Conditional Use in:

Zone A - Commercial

Zone C – Residential-Commercial

Zone D – Rural Residential-Agricultural

Zone E – Agricultural-Forest Conservation

9/17/20 Draft of Village Mixed Use has Dwelling, Multi-Family as a Permitted Use.

9/17/20 Draft of Medium Density Residential has Dwelling, Multi-Family (up to 4 dwelling units) as a Permitted use, and Dwelling, Multi-Family as a Conditional Use.

Note: Dwelling, Multi-Family must go through site plan review.

Question:

Do we want to put *any* limits on Dwelling, Multi-Family as a Permitted use in Medium Density Residential?

2. Boarding or Rooming Houses

We spent a lot of time last meeting trying to understand this rather old-fashioned type of housing. Wikipedia describes them as follows:

A **boarding house** is a **house** (frequently a family home) in which **lodgers rent** one or more rooms for one or more nights, and sometimes for extended periods of weeks, months, and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied. They normally provide "**room and board**," that is, at least some meals as well as accommodation.

A **rooming house**, also called a "multi-tenant house", is a "dwelling with multiple rooms rented out individually", in which the tenants share bathroom and kitchen facilities.^[1] Rooming houses are often used as housing for low-income people, as rooming houses (along with **Single Room Occupancy** units in hotels) are the least expensive housing for single adults

Version: October 1, 2020

Consider how these compare in nature to renting a room on Craigslist, sharing a home, or even to an AirBnB rental – none of which are regulated in our current zoning bylaws.

Question:

Given that boarding and rooming houses have been eclipsed by other sorts of housing arrangements, and that one of our objectives is to increase the amount and types of housing available in the village, do we want to regulate boarding houses and rooming houses in the village?