

ORDER: TO AMEND CHAPTER 12, REVISED ORDINANCES OF 1991, BY ADDING SECTIONS 800.6.2.24.b, 300.3.2.13, 400.1.2.10, 500.1.2.9 and 500.2.23 REGARDING CO-HOUSING

By amending Section 800 ADMINISTRATION By adding the following definition to Section 800.6.2.24

Dwelling, Cohousing A building ~~or cluster of no more than three buildings~~ containing a minimum total of ~~five (5)~~ **ten (10)** dwelling units but a maximum of no more than ~~forty (40)~~ **thirty-five (35)** dwelling units (each dwelling unit containing no more than three (3) bedrooms) used and occupied by, an association of residents, **which association shall be established and maintained in accordance with a legally binding written agreement, a copy of which shall be submitted to the City Building Commissioner,** ~~members who desire and that shall provide shared spaces designed to allow high levels of social interaction of residents outside individual dwelling units. Shared spaces~~ **that** shall include shared kitchen and dining facilities, and continuous indoor and open space areas of sufficient size to accommodate assembly of the majority of the residents, and all **interior** shared spaces combined shall comprise a minimum total of ~~fifty fifteen~~ percent (~~50%~~) **(15%)** of the entire gross floor area of the building,~~(s) exclusive of corridors and parking.~~ A minimum of ten percent (10%) of all dwelling units shall be set aside for Community Housing as defined by the Community Preservation Act M.G.L. Chapter 44B and/or universal access for persons with disabilities and there shall be no variance of this provision.

By amending Section 300 USE REGULATIONS by adding Section 300.3.2.13:

Section Number	Use	A	B	C	RO	BN	BC	BH	I1	I2
300. 3.2.13	Dwelling, Cohousing	No	No	No	SP	No	No	No	No	No

CCP 554/2018 as Amended by Ordinance Committee on April 2 & April 9, 2019

By amending Section 400.1 DIMENSIONAL CONTROLS by adding Section 400.1.2.10

Section Number	Use	Area (Sq Ft)	Frontage	Front	Side	Both Sides	Rear	Minimum Usable Open Space (Sf/Du)	Coverage-Principal Building	Coverage-Accessory Building	Density (Sf/D U)	Maximum Height
400.1.10	Dwelling Cohousing	18,750	70'	20'	10'	20'	30'	30% <u>350^</u>	30% ^^	15%	1000	35' feet above grade With no more than 3 stories above grade

^ Provided that up to 100 Sf/dwelling unit may be provided in one or more shared, pervious, landscaped terraces of 40 SF minimum dimension and may be visible to the public, notwithstanding Sections 400.8.2 and 400.8.2 of this Ordinance.

^^* Provided that up to 40% coverage may be allowed if a minimum of 60% of all required parking is provided underground.

By amending Section 500.1 BASIC PARKING REQUIREMENTS by adding Section 500.1.2.9

Section Number	Use	Minimum Number of Parking Spaces	Minimum Number of Loading Bays	Minimum Number of Loading Spaces
500.1.9	Dwelling, Cohousing	1 per bedroom	0	0

~~And adding new Section 500.2.23 (General Off-street Parking Requirements):~~

~~Cohousing Dwellings: Parking requirements for Cohousing Dwellings may be reduced by no more than ten percent (10%) by special permit by the Special Permit granting authority for properties located within 1,000 feet of a rapid transit or train station, provided that a minimum of one shared motor vehicle per every ten (10) dwelling units or fraction thereof is provided; and for properties that abut or are located within 500 feet of the Northern Strand Community Trail, provided that a minimum of one shared personal mobility device per every ten (10) dwelling units or fraction thereof is provided; and for all properties, provided that the Special Permit granting authority makes the required finding that the reduction will not be detrimental to the public good or surrounding neighborhood.~~