

**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.b

Dwelling, Cohousing Dwelling, Cohousing A building or cluster of no more than three buildings containing a minimum total of five (5) dwelling units but a maximum of no more than forty (40) dwelling units (each dwelling unit containing no more than three (3) bedrooms) used and occupied by, an association of resident 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 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 shared spaces combined shall comprise a minimum total of fifty percent (50%) of the entire gross floor area of the building(s). 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

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/DU)	Maximum Height
400.1.10	Dwelling, Cohousing	18,750	70'	20'	10	20	30	30%	30%	15	1000	35 feet above grade with no more than 3 stories above grade

By amending Section 500.1 BASIC PARKING REQUIREMENTS by adding Section 500.1.2.9 COHOUSING PROJECTS

Section Number	Use	Minimum Number of Parking Spaces	Minimum Number of Loading Bays	Minimum Number of Loading Spaces
500.1.9	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.