

What housing could
Fitzwilliam add?

ADUs:

Granny flats, garage
apartments, backyard cottages

Possible code changes

Allow two by right on any existing parcel zoned for residential uses

Do not require owner occupancy

New neighborhoods

New neighborhoods built using improved conservation subdivision rules:

Small building lots

Short frontages

Gridded street layout

Conserved land in the back of the parcel





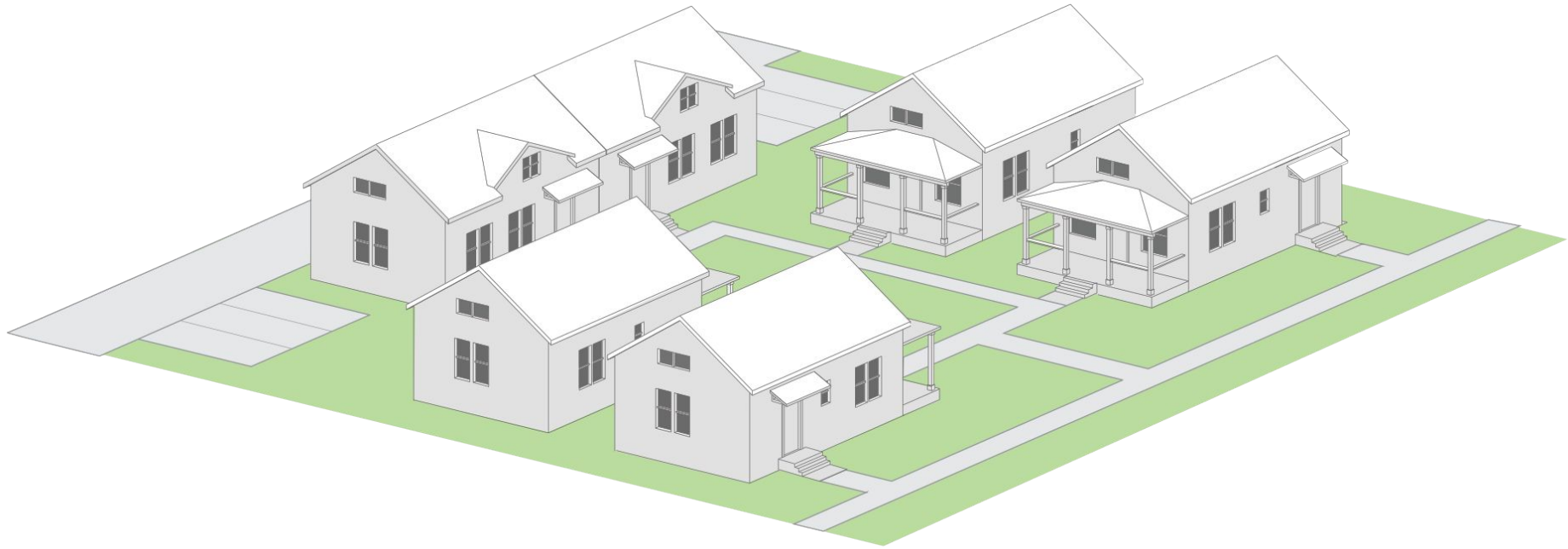


Cottage courts

A cottage court consists of between four and 12 buildings arranged to define a shared courtyard. It is sized to fit within existing neighborhoods and may be used to create a pocket neighborhood in a rural setting.

Maximum unit size of 800-1000 square feet

Manufactured housing units may be used to create a cottage court.



Adaptive reuse

Adding units to an existing building

Up to four does not require sprinkling

Current code: Owner occupancy of a multi-family unnecessarily complicates the creation and ownership of such a building. Requiring 40,000 square feet for the conversion into a four unit building means that many existing buildings on existing lots outside of the Village District may not be converted.



Tiny homes



Manufactured housing parks

A new park is unlikely to be built in Fitzwilliam, given lot size requirements

Allowing manufactured housing to be used in cottage courts means no more than 12 in a group

Big House, Little House, Back House, Barn



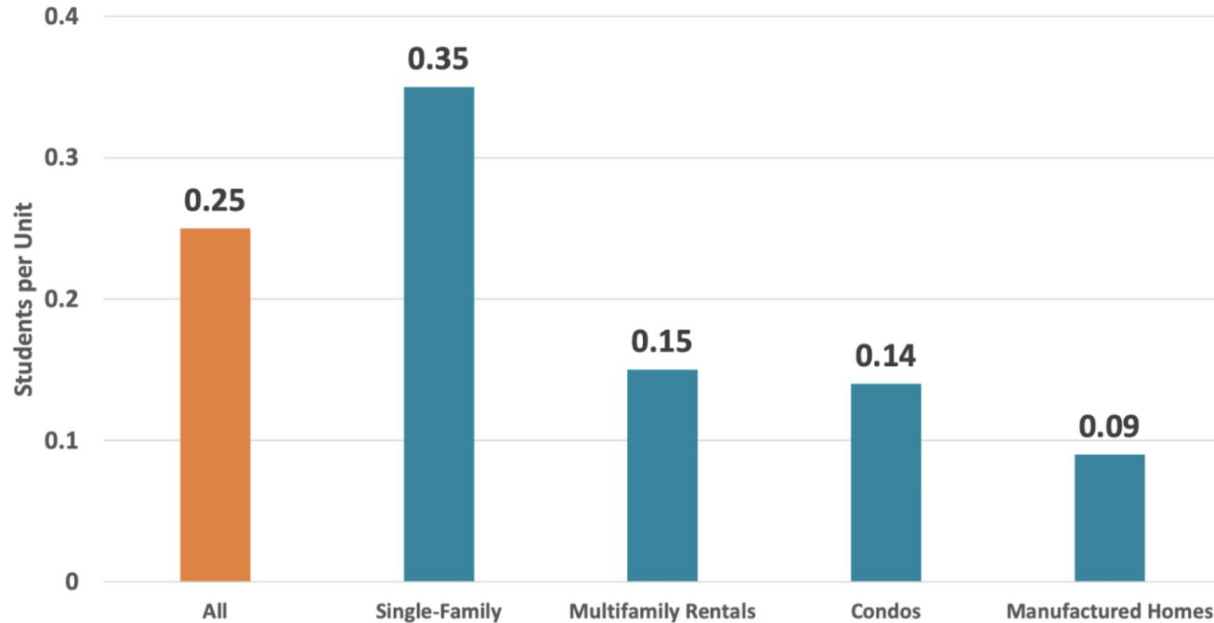


Farmsteads: Little buildings everywhere!



School costs and housing

All Construction Years Case Study Impacts: Students-per-Unit by Building Type



Four things

1. Allow duplexes on any residential lot by right
2. Allow two ADUs per residential lot
3. Allow the conversion any existing building to residential use regardless of underlying density
4. Allow cottage courts on any residential lot by Conditional Use Permit

It's all about the context!

House-sized

Street-oriented

Is Fitzwilliam ready for Form-based Code?

Controls the size and orientation of new buildings

Based on existing buildings in town

Comments? Questions?