

§125-I-2 Definitions

DWELLING, MULTIFAMILY

A dwelling containing three (3) but not more than four (4) dwelling units, separated by vertical walls or horizontal floors, designed for occupancy by not more than four (4) families. In a Planned Unit Development (PUD), or in a dwelling consisting of at least 10,000 square feet of building area and converted under § 125-Article II-2-E, Structure Conversion, a multifamily dwelling may contain up to eight (8) units in a structure.

[Amended 11-29-1999 STM, Art. 1; 4-26-2019 ATM, Art. 15]

...

§ 125-II-2 Use Regulations

C. Use Regulations Schedule

Principal Uses (Note: for accessory uses, see § 125-Article II-5, Accessory Uses and Structures.)	District				
	VR	RR	VC	C-1	C-2
Residential uses					
One-family dwelling	Y	Y	Y	Y	N
Two-family dwelling	SP	SP	SP	SP	N
Two-family dwelling by conversion of existing structures (see § 125-Article II-2-E, Structure Conversion)	PB	PB	PB	PB	N
Multifamily dwelling:					
In a major residential development or a Planned Unit Development	PB	PB	PB	PB	N
By conversion of existing structures (see § 125-Article II-2-E, Structure Conversion)	PB	PB	PB	PB	N
Apartment on the Upper Floor of New Commercial Structures or Existing Residential Structures converted to Business Uses	N	N	SP	SP	N
Others	N	N	N	N	N

E. Structure Conversion - In order to conserve the existing character of the Town and previous resource investment, (i) a structure in existence April 29, 1978 (whether or not in a major residential development), may be granted a special permit for conversion to two-family or multifamily use in districts where allowed under § 125-Article II-2, Use Regulations, and (ii) a dwelling in existence April 29, 1978 consisting of at least 10,000 gross square feet of building area may be granted a special permit for conversion to a multifamily dwelling with up to eight (8) dwelling units, provided that Subsections **E(1)** through **(8)** of this subsection as well as the Special Permit requirements of

§ 125-Article VI-3, Special Permits, are complied with. For the purpose of the foregoing, multiple principal buildings may exist on a single lot but their building area shall be calculated and treated separately. .

[Added 4-13-1993 STM, Art. 45; amended 11-29-1999 STM, Art. 1]

[Editor's Note: this section replaced former § 125-15, Structure conversion, amended 4-24-1981 ATM, Art. 19, and which was repealed 4-13-1993 STM, Art. 45.]

(1)

To be eligible for conversion, the structure must be located in compliance with current side and rear and front yard requirements and must not exceed current height limitations except that single-family homes in the Village Residential and Village Center Districts shall not be required to meet current side and rear and front yard requirements or height limitations. (See § 125-Article II-3-E, Dimensional Schedule)

[Amended 4-28-1995 ATM, Art. 30]

(2)

Lot area must be not less than the minimum required under § 125-Article II-3-E, Dimensional Schedule, for a single-family dwelling at that location, plus fifty percent (50%) of that required area for each dwelling unit in excess of one (1).

[Amended 4-28-1995 ATM, Art. 30]

(3)

The added dwelling units must be served by the Town sewerage system or by a new on-site disposal system meeting the requirements of Title 5 of the State Environmental Code.

(4)

No addition or extension to the structure shall be made.

(5)

Parking requirements of § 125-Article III-1, Parking and Loading Requirements, shall be strictly observed. No parking space shall block egress from another parking space.

(6)

Each dwelling unit shall meet all requirements of the State Building Code and of Article **II** of the State Sanitary Code.

(7)

The safety, convenience and amenity of the dwellings shall be, in the judgment of the applicable Special Permit Granting Authority, equal or superior to that characteristic of new multifamily housing in the region.

(8)

No additional exterior entrances shall be created if visible from a street.