

**Proposed amendment to the 'Definitions' section
of the Greenfield Zoning Ordinance, Chapter 200**

Proposed by Councilors Dolan and Wheeler
Revised 3/4/2020

Summary of revisions:

The most recent version makes the following changes:

- Removes the proposed definition of Single Housekeeping Unit.
 - Modifies the proposed definition of Three-Family Dwelling to remove a reference to 'families'.
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200-2.1 TERMS AND WORDS

Add the following definition:

DWELLING, THREE-FAMILY -- A detached building containing three (3) dwelling units, ~~intended and designed to be occupied by three (3) families,~~ where each of the three (3) units, or any portion thereof, must be above or below at least one (1) of the other units.

~~**SINGLE HOUSEKEEPING UNIT** -- An interactive group of any number of persons jointly occupying a dwelling unit, including joint access to and use of common areas within the dwelling unit, and sharing household activities and responsibilities such as meals, chores, expenses and maintenance, and whose makeup is determined by the members of the unit rather than by the landlord, property manager, or other third party.~~

Remove the following definition:

~~**FAMILY** -- Any number of individuals related by blood or marriage or not more than four (4) individuals not so related, living and cooking together on the premises as a single housekeeping unit. Each additional unrelated individual over four (4) shall constitute another family.~~

Amend the following definitions:

DWELLING, MULTIFAMILY -- A structure containing ~~three (3)~~ **four (4)** or more dwelling units, irrespective of ownership or tenure including apartments, efficiency apartments, and townhouses.

Rationale: This change closes a discrepancy between the zoning code, which defines anything more than 2 units as multifamily, and the mortgage industry, which does not require commercial loans unless a building contains more than 4 units, by introducing a new use, "three-family

dwelling,' a building mode common in parts of Massachusetts that imparts walkable urban density while retaining a traditional neighborhood feel, encouraging economically resilient communities by enabling owner-occupants to pursue supplementary income. The other change pursues goals stated on pages 130-131 of the Sustainable Master Plan by expanding the definition of a housekeeping unit beyond the traditional family, allowing for greater flexibility in living arrangements, to "ensure housing units and neighborhoods adapt to meet changing needs."

**Proposed amendment to the
Greenfield Zoning Ordinance Schedule of Uses, Chapter 200**

Proposed by Councilors Dolan and Wheeler
12/8/2019

- 200-4.7 CENTRAL COMMERCIAL DISTRICT
 - Add the existing use category “single-family dwelling” as a use allowed by special permit from the Zoning Board of Appeals; and
 - Add the existing use category “two-family dwelling” as a use allowed by special permit from the Zoning Board of Appeals. Currently, this use is not allowed within the CC District;
 - Add a new use “three-family dwelling” as a use allowed by right within the CC District;
 - Add the existing use category “Bed-and-breakfast or tourist home” as a use allowed by special permit from the Zoning Board of Appeals;

- 200-4.8 LIMITED COMMERCIAL DISTRICT;
 - Add a new use “three-family dwelling” as a use allowed by right within the LC District.
 - Add the existing use category “Bed-and-breakfast or tourist home” as a use allowed by right within the LC District;

- 200-4.9 GENERAL COMMERCIAL DISTRICT
 - Add the existing use category “Two-family dwelling” as a use allowed by right within the GC District. Currently, this use is only allowed by special permit in this district.
 - Add a new use “three-family dwelling” as a use allowed by right within the GC District.
 - Add the existing use category “Bed-and-breakfast or tourist home” as a use allowed by right within the GC District. Currently, this use is only allowed by special permit in this district.

- 200-4.2 RURAL RESIDENTIAL DISTRICT (RC);
200-4.3 SUBURBAN RESIDENTIAL DISTRICT (RB);
200-4.4 URBAN RESIDENTIAL DISTRICT (RA);
200-4.5 SEMI-RESIDENTIAL DISTRICT (SR);
200-4.6 HEALTH SERVICE DISTRICT (H)
 - Add a new use “three-family dwelling” as a use allowed by right within the RC, RB, RA, SR, and H Districts.

Rationale: These changes to the use table are proposed as necessary first steps towards solving the city’s affordable housing crisis.