



Flex Parcel Zoning Initiative

The basic idea...

- Make it as easy to build smaller two-family and three family solutions as it is to build a single family home.
- Limit the aggregate size to the types of footprints we are already seeing.
- Give landowners and homeowners more options and flexibility in terms of what they can build.
- Balance competing desires: maintaining open space, provide avenues to support and strengthen our community.





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Reality check...

- Since our zoning was created, we've seen massive shifts in both our community and the market.
- With the price of land, our zoning encourages large-sized single family homes.
- With the cost of construction, Stockbridge new construction or extensive renovation favors luxury single-family dwellings, with little to no new housing designed to support local families and seniors.
- Few or none of our local single-family homes are affordable to middle-class families. Are there ways to provide potential revenue streams to homeowners that bring a mortgage within reach?
- A lot of research has been done on seniors and housing. Most want to stay in the home they have, yet a majority are not able to. How do we create more options for Stockbridge seniors should they want – or need – a home that is easier to manage?





The Restrictions

CERTAIN RESTRICTIONS WOULD APPLY TO TWO-FAMILY AND THREE FAMILY HOMES

1. Units must be contiguous.

- Maintains open space on the parcel.
- Avoids the visual perception of sprawl.

2. Septic would need to be permitted based on total bedrooms across all units.

3. Short-term rentals:

- Maximum of one unit can be registered as a short-term rental if:
 - ~ All units are owned by the same owner; and
 - ~ One of the units is owner-occupied by a full-time resident.
- None of the units can be registered as a short-term rental if:
 - ~ The unit ownership is structured as condominiums or any other form of ownership at the unit, rather than the parcel, level; or
 - ~ None of the units is owner-occupied by a full-time resident.

4. Pre-existing non-conforming rebuilds:

- An existing parcel with a single-family pre-existing non-conforming structure would be eligible with the following conditions:
 - ~ The non-conformity cannot increase.
 - ~ The total square footage of all units is at or below the existing square footage of the single-family home the units are replacing.
 - ~ There is adequate septic for an increase in bedrooms.

5. The aggregate limits in terms of square footage of something in the order of magnitude 4,500 square feet total combined size.

6. For very large parcels in place at its adoption, we may also want to consider limiting its use in future subdivisions to a percentage of the lots created by right, more by special permit. This might be one way to mitigate concerns over sprawl, density, traffic, infrastructure impact, etc.





The Benefits

A FLEXIBLE SOLUTION TO OUR HOUSING CHALLENGES

There are a number of benefits that could materialize with this zoning update:

- Preserve as an option the ability for homeowners to build within our existing zoning. This creates no new limitations on what is allowed in the town.
- Incentivize parcel owners or developers to build smaller units that more closely resemble what the community needs, namely workforce and senior housing.
 - ~ Three smaller homes may sell at a higher per square foot price than a single-family home might.
 - ~ In more modest neighborhoods, smaller homes at lower price points might make more sense for the market.
- Provide developers with enhanced flexibility to create and market units that meet a variety of needs.
 - ~ Affordable ~ Workforce ~ Luxury ~ Senior/Downsized
- Provide starter homes for families and/or first-time home buyers.
 - ~ Purchasing a single unit might put a home in Stockbridge within reach.
 - ~ A rental or short-term unit might provide enough revenue to cover an otherwise unaffordable mortgage.
- Give Stockbridge and other regional seniors more options.
 - ~ Create an option to downsize.
 - ~ Improve quality of life as we age.
 - ~ Reduce the stress that comes with managing a larger property.
- Make homes more affordable.
 - ~ Land costs can be distributed across two or three homes.
 - ~ With reduced per unit land costs, the market can support many types of potential homebuyers.
 - ~ Current undeveloped land is so expensive the market only supports luxury projects.
 - ~ While some of the units that are built would most certainly be smaller luxury units, there are many parcels in Stockbridge that aren't as attractive to luxury buyers as they would be for more mainstream housing.

