

Article _____

To see if the town will vote to amend the Zoning By-Laws by Striking the current Section 8.5 and replacing it with the following:

8.5 CARRIAGE HOUSE

In Any Residential District, the Board of Appeals may allow by special permit, the conversion of any accessory structure, such as a barn, carriage house or other such building that predates the adoption of Zoning Regulations by the Town of Canton in 1937, into a separate dwelling unit. All of the following conditions must be met for the Board of Appeals to issue a Special Permit:

1. No exterior enlargement in footprint or height of eaves or roof ridges may be permitted. Essentially the structure must contain the same cubic volume pre and post conversion.
2. Exterior change to fenestration or doors must be designed to imitate the original use of the structure, and to conceal the converted use.
3. A dwelling unit created under this section of the By Laws shall be limited to 2 (two) bedrooms.
4. No more than 1 (one) additional dwelling unit may be created per lot under this section of the bylaw irrespective of how many eligible accessory structures may exist on a lot.
5. There shall be no boarders or lodgers housed in a dwelling unit created under this Section of the By-Laws.
6. The lot area of the affected lot shall meet the following criteria:
 - a. Residential C and General Residence Zone – 15,000 sq. ft.
 - b. Residential B Zone – 20,000 sq. ft.
 - c. Residential A Zone – 30,000 sq. ft.
 - d. Residential AA Zone – 45,000 sq. ft.
7. Approval shall be obtained from the Board of Health, Sewer and Water Department and Conservation Commission and other Boards, as required.
8. There shall be provided at least two off-street parking spaces for the principal dwelling unit and at least one off-street parking space for the carriage house. In order to maintain the appearance of a single-family neighborhood all parking spaces on the lot shall be subject further to the following conditions and requirements:

- a. Each parking space and the driveway leading thereto shall be bituminous concrete paving or other approved surface.
- b. No motor vehicles shall be regularly parked on the premises other than in such a parking space.
- c. Where there are more than two outdoor parking spaces, there shall be provided suitable screening with evergreen or dense deciduous plantings, walls, fence or a combination thereof in the area between the parking spaces and the nearest side lot line and, if the parking space is in the front yard parallel to the street, in the area between the parking space and the front lot line. Screening shall be sufficient to minimize the visual impact on abutters and to maintain the single-family appearance of the neighborhood.

Or take any other action in relation thereto.

Planning Board