

Cottage Housing Facts or Fiction

Misconceptions on Proposed Cottage Housing Zoning By law	Facts on the Proposed By Law
1. The cottage housing bylaw “tears up existing zoning”.	1. The proposed bylaw allows for tightly controlled projects with many limitations to make it low scale, plus it can happen <i>only under a special permit at the discretion of the planning board.</i>
2. Cottage housing has been voted down in town after town.	2. Many MA communities have adopted cottage housing bylaws including Rockport, Concord, Bedford, Easton, Dennis, and Orleans to diversify their housing in small and more intimate settings than current subdivisions allow.
3. These developments will cover our town.	3. <u>The bylaw only allows them to occur in R-1A and R-1B zoned areas. This amounts to 15% of lots in Hamilton.</u> Further, they cannot be any closer than 1/3 of a mile from one another, significantly limiting their likelihood.
4. Nobody supports Cottage Housing in Hamilton.	4. In a 2016 town wide survey 66% of 700 respondents supported Cottage Housing in Hamilton.
5. These projects will be nothing but houses and asphalt.	5. The bylaw requires a minimum of 50% of open space in each project with customary setbacks on all sides.
6. Cottage housing projects will devour Hamilton’s open space.	6. Fifty (50%) percent of Hamilton is tax exempt open space or under Chapter Land open space protection.
7. Cottages are going to spring up 10 feet away from your property.	7. Existing side setbacks in current residential zones allow building 15 feet away from side property lines. The proposed cottage housing bylaw allows 10 foot setbacks and requires vegetative screening between lots.
8. Cottage Housing is not necessary in Hamilton	8. These projects help to thoughtfully diversify the town’s housing stock. Units are limited to two bedrooms per home. Such projects create downsized homes for empty nesters, seniors, singles and young couples.

Cottage Housing Facts or Fiction