

## Proposed Multi-Family Overlay Zone

1. Allow multi-family use in all districts except waterfront, park, and RA/RB Districts:
  - a. If 20%+ affordable, permit as a principal permitted use (no special permit required)
  - b. Permit as a special permit use in all non-residential districts, similar to as it is in Gateways
  - c. Can be mixed use
  - d. Use dimensional regulations from Gateway zoning.
  
2. Allow multi-family uses in the RA/RB Districts as below:
  - a. Permit by special permit on lots of 1 acre or more
  - b. Apply the bulk and height requirements of the underlying zoning district with no density requirement. The density will be necessarily limited by the bulk requirements.
    - i. This requirement ensures that nothing bigger or taller than what is permissible under current zoning requirements is built.
  - c. The Village will need to set a minimum unit size – change to existing minimum habitable.
  
3. Establish a possible floating zone to permit increased density and modifications to bulk requirements for any property over 1 acre that proposes to provide more than 20% AFFH