

## WHY SHOULD WEST NEWBURY CONSIDER HOUSING DIVERSITY, OPTIONS AND DENSITY?

**HOUSING DIVERSITY** is important for West Newbury to be a community of families, multi-generational, welcoming, resilient and robust. Housing diversity might include:



- Multi-family housing (MF) (defined as 3 or more residential units in a single structure).
- Attached townhouses.
- Duplexes or Two-Family houses (2F).
- Clustered housing such as in Cottage or Pocket Neighborhoods<sup>1</sup>.
- Accessory Dwelling Units (ADU) - also known as Accessory Apartments or In-law Apartments.

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**HOUSING OPTIONS** support householders across the range of life stages and income levels by accommodating varying needs including:

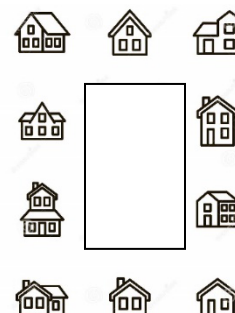
- Smaller houses for singles, couples, young families, and downsizing householders.
- Rental houses for householders without the income or savings required for ownership, in transition, or preferring to not be encumbered by a mortgage or home maintenance.
- Multi-family houses that are less expensive to build, require less land and resources; and that translate to more affordable housing.
- Lower maintenance houses for householders with limited ability or resources to maintain a stand-alone single-family home on a typical suburban or rural lot.
- Houses that offer single-floor living and accessibility options for householders with mobility challenges or other disabilities.



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**HOUSING DENSITY** is a sustainable and environmentally friendly way to meet housing needs and is a natural component of town centers and other neighborhoods. Creating houses that are close to each other:

- Requires less land, development cost, material consumption, and public infrastructure per household.
- Helps create more walkable neighborhoods.
- Reduces vehicle trips (energy consumption) – in particular when close to schools, services, employment.
- Can be designed to respect community values and character.



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<sup>1</sup> **Pocket or Cottage Neighborhood** is a style of residential development that clusters small homes on small lots. They tend to consist of around 12 homes that all face a common area that residents must walk through to access their front door. Creating small homes on small lots allows more compact development which uses land efficiently.