

Accessory Apartment Amendments

Docket #192-22

Zoning and Planning Committee
August 9, 2022



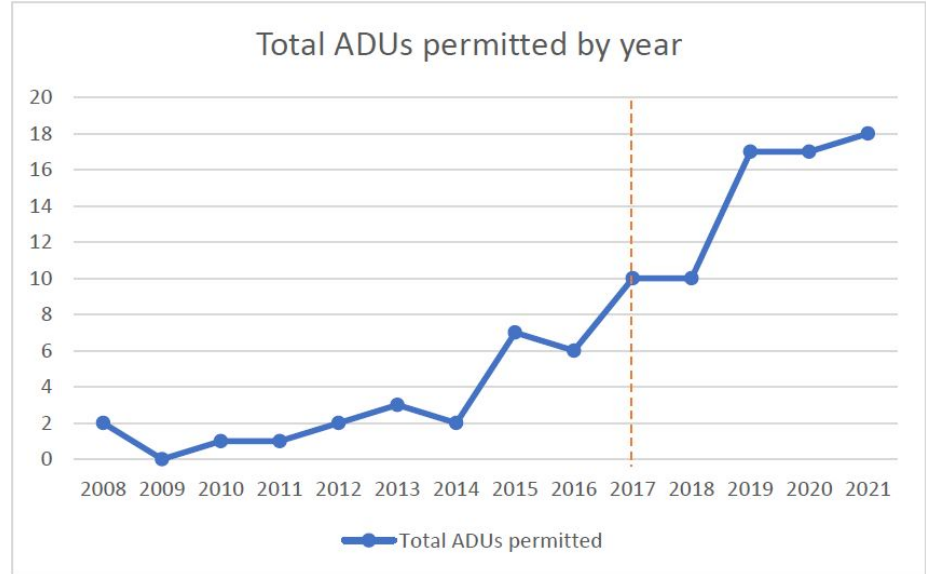
Overview

- Follow-up from July meeting
- Updated Proposals
- Next Steps

Follow-Up from July Meeting

Recently Permitted ADUs

- 2008 - 2017: 25 ADUs
- 2017 - Present: 72 ADUs





Noise Complaints for ADUs (none)

- ISD could find no noise complaints for existing ADUs
 - Internal or external
 - Meets setbacks or provided relief for setbacks



Legalizing Pre-Existing Illegal Units

- Permitting system does not track this
- Nearly 100 building permits for ADUs were reviewed (2008-present)

7 permits have notes for legalizing a previously illegal unit



Impact of Detached ADUs on Small Lots

- Limiting factors include:
 - Existing principal building uses all FAR
 - The remaining FAR was less than 250 sf, which is the minimum ADU size
 - The remaining FAR was more than 50% of the principal building size or greater than 900 sf. Detached-ADUs cannot be:
 - More than 50% of principal building, or
 - More than 900 sf

Impact of Detached ADUs on Small Lots



18 Wiltshire Road (Ward 1)

- Zoning: MR1
- Allowed FAR/SF: 0.58/2,610 sf

- Lot Size: 4,500 sf
- Principal Building FAR/SF: 0.43/1,936 sf
- Remaining FAR/SD: 0.15/675sf

675 Detached-ADU Allowed

Impact of Detached ADUs on Small Lots



Source: Newton Assessor Database

12-14 Hale St (Ward 5)

- Zoning: MR1
- Allowed FAR/SF: 0.58/2,288 sf

- Lot Size: 3,945 sf
- Principal Building FAR/SF: 0.581/2,298 sf
- Remaining FAR/SD: 0.0/0 sf

Detached-ADU Not Allowed

Updated Proposals:



Reduced Setback - Original Proposal

Current	Previously Proposed
<ul style="list-style-type: none">- A detached ADU must meet the setback requirements of the principal dwelling unit, except by special permit	<ul style="list-style-type: none">- A detached ADU must meet the setback requirements for Accessory Buildings (5 ft rear and side yard setbacks)- Additional screening requirements if detached ADU setbacks are less than the principal dwelling unit requirements<ul style="list-style-type: none">- Dense planting- Fencing



Reduced Setback - Updated Proposal

Current	Updated Proposed
<ul style="list-style-type: none">- A detached ADU must meet the setback requirements of the principal dwelling unit, except by special permit	<ul style="list-style-type: none">- A detached ADU side- and rear-setbacks can be half of what is required of the principal dwelling or 7.5 feet, whichever is greater.- Additional screening requirements if detached ADU setbacks are less than the principal dwelling unit requirements<ul style="list-style-type: none">- Dense planting- Fencing



Reduced Setback - Updated Proposal

Old Lot - Setback Requirements				
	SR1		SR2, SR3, MR1, MR2, MR3	
	Principal Building	ADU	Principal Building	ADU
Side	12.5'	7.5'	7.5'	7.5'
Rear	25'	12.5'	15'	7.5'

Next Steps:



Set a Public Hearing

- Staff recommend the first ZAP meeting in September

Thank you!