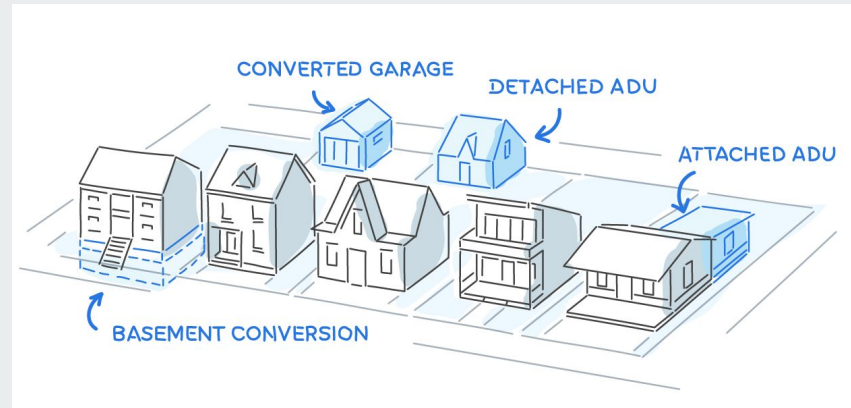


# Accessory Apartment Amendments

Docket #192-22

Zoning and Planning Committee  
September 12, 2022

Public Hearing



Source: [www.housable.com](http://www.housable.com)



# Overview

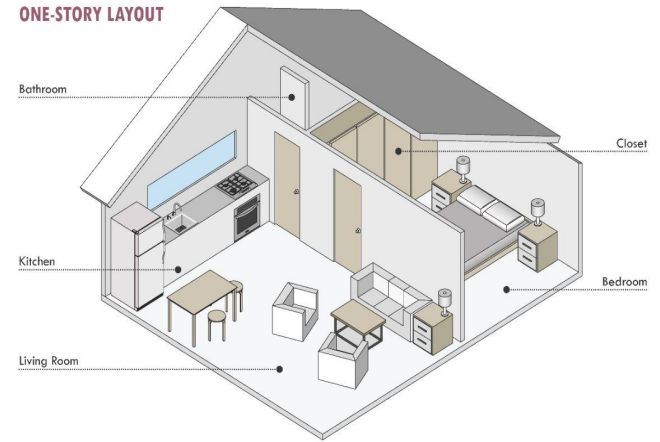
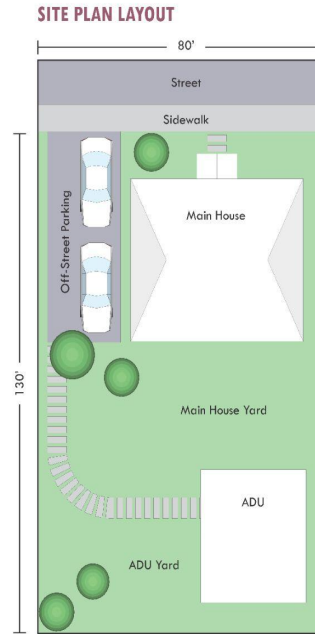
- Rationale for Amendments
- Proposed Zoning Amendments
- Public Hearing

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# Rationale for Amendments

# Benefits of ADUs

- Diversify housing options
- Flexibility for homeowners
- Allow for new housing without adding new buildings
- Support for aging in place & needs of a dynamic, changing community



## GENERAL LAYOUT

**Lot Size** 10,000 sf (approx. 1/4 acre), but depends on town's ADU zoning

**Setbacks** 6' - 10' from primary DU  
Respects other zoning setbacks

**Unit Size** 250 - 1,200 sf  
or 30% - 40% of primary DU

**Interior**  
Kitchen: 8' x 12'  
Bathroom: 5' x 8'  
Living Room: 12' x 18'  
Bedroom (can be lofted): 12' x 18'

Image Source: ["Living Little," MAPC](#)

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# Proposed Zoning Amendments

# 1. Remove 4-year lookback

## Proposed Change - remove Sec. 6.7.1.C.5

Current	Proposed
<p><i>The principal dwelling unit must have been constructed 4 or more years prior to the date of application for a permit to construct an accessory apartment as evidenced by a certificate of occupancy for the original construction of the dwelling or, where no certificate is available, the owner provides other evidence of lawful occupancy of the existing dwelling on or before a date at least 4 years prior to the date of application, except by special permit;</i></p>	<p><del><i>The principal dwelling unit must have been constructed 4 or more years prior to the date of application for a permit to construct an accessory apartment as evidenced by a certificate of occupancy for the original construction of the dwelling or, where no certificate is available, the owner provides other evidence of lawful occupancy of the existing dwelling on or before a date at least 4 years prior to the date of application, except by special permit;</i></del></p>

## 2. Allow small detached ADUs by-right - max. size

### Proposed Change - Amend Sec.6.7.1.E.1

	Current	Proposed
Allowed by-right	Not allowed (except historic carriage houses in non-historic districts)	<b>250 sf - 900 sf or 50% of total Habitable Space, whichever is less</b>
Allowed by Special Permit	<ul style="list-style-type: none"><li>- 250 sf- 1200 sf or 40% of total Habitable Space, whichever is less</li><li>- Or up to 1,500 sq. ft.</li></ul>	Up to 1,500 sq. ft.

### 3. Allow small detached ADUs by-right - reduced setbacks

## Proposed Change - Amend Sec.6.7.1.E.5

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



## 4. Owner Occupancy Prevision (clarification only)

### Proposed Clarification - update Sec. 6.7.1.C.3

Current	Proposed
<p><i>The property owner must occupy either the principal dwelling unit or the accessory apartment;</i></p>	<p><i>The property owner <b>or an indirect property owner must occupy either the principal dwelling unit or the accessory apartment. Indirect ownership includes but is not limited to a beneficiary of a trust holding record title to the property and a majority owner of the voting stock of a corporation or the membership units of a limited liability company holding record title to the property; <del>must occupy either the principal dwelling unit or the accessory apartment;</del></b></i></p>

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# Public Hearing