



# Protected Use Accessory Dwelling Unit Bylaw Amendment

Submitted by the Planning Board

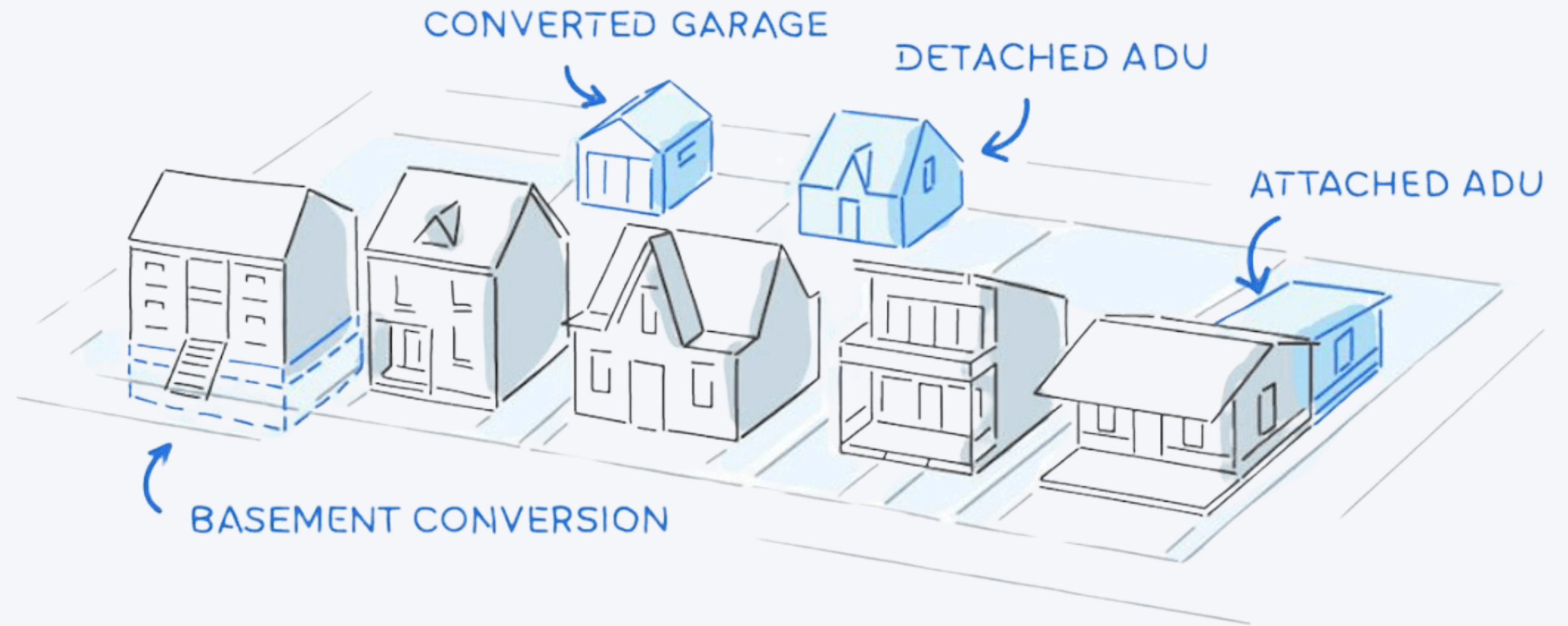


# What are we trying to solve?

- Today, homeowners can only build an Accessory Dwelling Unit (ADU) if their home is at least 1,800 sq. ft. and was built prior to 1989.
- Affordable Homes Act allows Accessory Dwelling Units (ADUs) on all single-family zoned properties as of right across the state.
- Is a tool to alleviate the state's housing shortage.
- The new law goes into effect on February 7th.
- This warrant article brings our zoning bylaw into compliance with state law **and provides additional local regulations.**

# What is an ADU?

A self-contained housing unit inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling that...



1

Maintains a separate entrance.

2

Is NOT larger than 1/2 the gross floor area of the principal dwelling OR 900 sq. ft., whichever is SMALLER

3

Is subject to such additional restrictions that may be imposed by a municipality

4

Adheres to the Code of MA Regulations (CMR) from the Executive Office of Housing and Livable Development (EOHLC)



# Why is there an amendment to this article?

Article 9 in the warrant is NOT what you will be voting on.



12/5

# PLANNING BOARD VOTES TO APPROVE WARRANT VERSION

12/6

## STATE DISSEMINATES ADDITIONAL RULES & REGS

1/16

## PLANNING BOARD VOTES ON AMENDED ARTICLE

1/27

## TOWN MEETING VOTES ON AMENDED ARTICLE

# **What's in the new rules and regulations?**

- Lot size, lot coverage, open space, and the height of ADUs cannot be more restrictive than requirements for single family dwellings.
- We can cap the number of ADUs.
- We aren't required to allow mobile/manufactured homes as an ADU.
- We are required to allow Modular Dwelling Units (prefab homes).







# What can we regulate?

## Development Standards



01

Only one (1) ADU per lot.

02

Attached ADU entrance must be on side or rear of principal dwelling.

03

If 2 entrances exist on the front of a principal dwelling, the ADU entrance must appear subordinate.

04

Stairways to a second floor ADU must be enclosed within exterior walls.

# Development Standards Continued



01

ADUs must have one (1) designated off-street parking space.

02

ADUs must be connected to the municipal water and sewer system.

03

Detached ADUs shall not be located between the roadway and frontage of the principal dwelling unit.

04

Detached ADUs shall be accessible from a path or walkway.

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# **Questions?**

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