

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **To be determined**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 27: (Amend Zoning Bylaws: Accessory Dwelling Units)

To see if the Town will vote to amend the Zoning Bylaw by:

1. Definitions by deleting the definition of “Accessory Family Dwelling Unit” and adding a new definition, “Accessory Dwelling Unit” as follows:

Accessory Dwelling Unit: a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

2. Amending Section 5.4, Table 1: Schedule of Uses, as follows:

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGV C	OGB P	OGN
C. RESIDENTIAL USES													
Accessory Uses													
Accessory family dwelling unit, subject to Section 8.2	SP Y	SP Y	SP Y	N	SP Y	N	N	N	N	N	N	N	NY

3. Deleting Section 8.2, Accessory Family Dwelling Unit, in its entirety, and replacing it with a new Section 8.2, Accessory Dwelling Unit, as follows:

8.2. ACCESSORY DWELLING UNIT

A. **Purposes.** The purposes of this sub-section are to:

1. establish appropriate regulations for Accessory Dwelling Units to provide suitable housing in compliance with G.L. c. 40A, §3A and 760 CMR 71.00;
2. provide opportunities to support residents who wish to age in place; and
3. maintain the residential character of neighborhoods.

B. **Applicability.** Accessory Dwelling Units (ADU) are allowed by right in single-family residential zoning districts as provided by G.L. c. 40A, §3 subject to the requirements of this sub-section 8.2, and other applicable sections of the Zoning Bylaw. The provisions of this sub-section 8.2 shall apply in case of inconsistency with other sections of the Zoning Bylaw.

C. Basic Requirements.

1. A principal dwelling unit shall be as defined in 760 CMR 71.00. An accessory dwelling unit shall be located within:

- a. a principal dwelling unit; or
- b. an addition to a principal dwelling unit; or
- c. a separate structure on the same lot as a principal dwelling unit.

2. There shall be no more than one accessory dwelling unit associated with a principal dwelling unit. An ADU must remain on the same lot as and in common ownership with the principal dwelling and must remain accessory and subordinate thereto.

3. Use of an ADU for short term rental as defined by G.L. c. 64G is prohibited.

4. The gross floor area of an accessory dwelling unit shall not exceed one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

5. ADU's are subject to the requirements of Table 2: Dimensional and Density Regulations for a single-family dwelling, except in the OGN district, where ADU's are subject to the requirements of Section 9, Oak Grove Park Districts; and except that minimum lot size requirements are not applicable to the extent provided in 760 CMR 71.03(3)(b).1.

6. There shall be at least one designated off-street parking space for the ADU in addition to parking for the occupants of the principal dwelling unit, provided, however, that no additional parking space to serve the ADU shall be required if the lot on which the ADU is located is within 0.5 miles of a transit or bus station. The off-street parking space shall be located in a garage or driveway, and shall have vehicular access to the driveway.

D. An Accessory Family Dwelling Unit created by special permit under the prior version of Section 8.2 which meets the definition of an Accessory Dwelling Unit contained in this current version of Section 8.2 shall automatically be converted to an Accessory Dwelling Unit hereunder.

Or act in any manner related thereto.