

ADD DEFINITION IN SECTION 2.0 DEFINITIONS:

An “accessory dwelling unit” (ADU) is a smaller, self-contained living unit attached to a single-family dwelling or in a detached [structure](#) located on the same lot as the primary dwelling. An ADU must: include sleeping, cooking, and sanitary facilities; if attached, it must have a separate entrance; and, it shall not be sold separately from the primary dwelling nor shall the lot be divided.

CHANGES TO 5.4:

5.4.1. General -> becomes 5.4.1.A General

ADD 5.4.1.B as follows:

5.4.1.B Accessory Dwelling Units

In the Downtown Residential zone (DR) [*this could be changed later to add other zones*], more than one principal residential structure may be erected on a lot, pursuant to a special permit issued by the Planning Board in accordance with Section 9.3 herein and the following conditions:

1. The secondary structure is an accessory dwelling unit (ADU) as defined in Section 2.0.
2. The owner of the property on which the ADU is to be created shall occupy one of the dwelling units.
3. Any ADU shall be sited in such a way as to provide adequate access for emergency personnel.
4. Approval of an ADU in the DR zone shall conform to the relevant procedures and requirements of Section 8.8. (Downtown Residential District).