

## **PROPOSED AMENDMENTS TO ZONING BY-LAW**

### **Insert in Section 2: DEFINITIONS:**

**ACCESSORY DWELLING UNIT (ADU):** A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that:

- (a) 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 Building Code for safe egress; and
- (b) is not larger in Gross Floor Area, than  $\frac{1}{2}$  the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller, as defined in 760 CMR 71.02.

**SHORT-TERM RENTALS (STR):** An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house, or bed and breakfast establishment, where:

- (i) at least 1 room or unit is rented to an occupant or sub-occupant; and
- (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such.

A rental shall be considered an STR if rented for 30 or fewer days.

### **Insert in Section 4: USE REGULATIONS:**

4.1.6: An ADU shall be permitted by right in all zoning districts where single-family dwellings are a permitted use. ADUs may be attached to the principal dwelling unit or located in a separate accessory structure. An ADU shall meet the following requirements:

- (a) ADUs must comply with all dimensional requirements for lots and structures set forth in Section 5 of this By-law along with all other applicable zoning requirements for the district in which the ADU is located;
- (b) ADUs must comply with all building codes, board of health regulations, and fire codes;
- (c) ADUs require site plan approval, provided however, that any terms and conditions set under site plan review are not inconsistent with this Section 4.1.6 and are not unreasonable nor inconsistent with an as-of-right process as defined by G.L. c. 40A, §1A;
- (d) ADUs must have one dedicated off-street parking space, unless the ADU is located within 0.5 miles from a transit station as defined in 760 CMR 71.02;
- (e) ADUs may not be rented or occupied as a Short-Term Rental;
- (f) ADUs may not be maintained in separate ownership from the principal dwelling;
- (g) ADUs must be stationary and have a permanent foundation that conforms with Massachusetts Building Codes; no living unit on chassis/wheels will be permitted as an ADU;
- (h) There shall be no more than one ADU per Lot.