

Types of Accessory Dwelling Units

Planning Board is leaning toward:

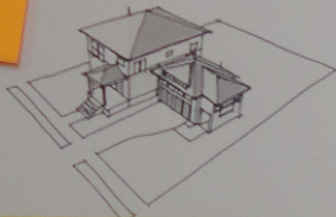
- Allowing detached ADUs as well as internal/ attached
- Keeping rule of only one ADU per lot

Condominium
The
Noise
Do
Basements?

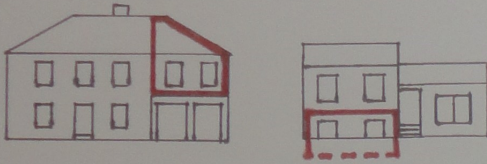
Encourage "small" units
of 400-500 sq
ft.

Small units
for rental & affordable
(and even for working)

Internal/attached

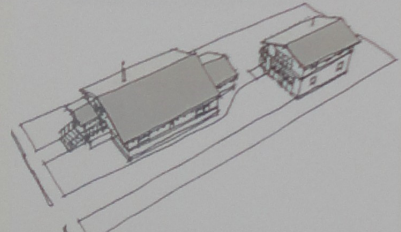


ADU attached to the side of a garage addition
Illustration: RACESTUDIO and city of Santa Cruz



We have these types

Detached



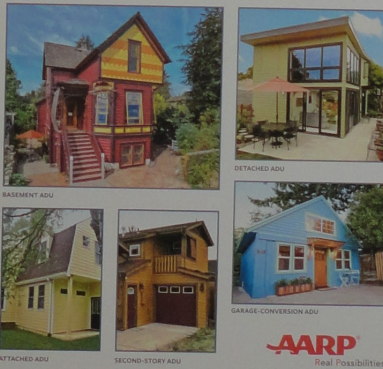
Detached two-story ADU over garage
Illustration: RACESTUDIO and city of Santa Cruz



We could have these types

The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



AARP supports all types of ADU

Planning Board
should outline
what building
code/interior
processes would be
needed to run water
sewer and electric
to attached unit

Encourage
preservation of
historic structures
(rowing house,
etc.) by conversion
to ADU

Allow Attached ADUs
Keep only one ADU
per lot

Examples of internal/attached units →

← Examples of detached units



Energy efficient attached apartment in Bedford

Conversion using
Attached units to
preserve existing
appearance of
town

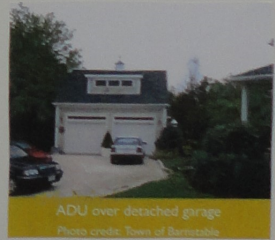
Encourage
Energy
efficient
units



AARP
Real Possibilities



Detached unit in Northampton



ADU over detached garage
Photo credit: Town of Barnstable



Detached unit in Estacada, Oregon
Image: City of Estacada website



Detached units in Lincoln (Images: Accessory Dwelling Units)



Size

Planning Board is leaning toward:

- Eliminating 1,800 square feet minimum size for existing house
- Setting maximum size of 800 square feet (gross floor area) for accessory unit
- Limiting height of detached accessory buildings, potentially to 1 1/2 stories or 25 feet
- Keeping 2-bed maximum for ADU

WHAT POPULATION ARE WE TRYING TO SERVE?
IF ELDERLY, NEED TO BE AS SMALL AS POSSIBLE - 800 SF IS TOO SMALL
1000 SF - 1200 SF WOULD BE BETTER

1000 sq ft
Differentiate between old & existing

Size 300 sq ft
Basement

We might need different specs for rehab of existing space instead of new construction

800 sq ft is plenty

900-1000 sq feet seems more reasonable

Not size of existing house should determine if or how big an ADU is
Combine size criteria not to penalize smaller towns - 20% of lot
Whether an ADU is > 10% of lot is scaled

800 sq ft is too small
Want to move to apartment and have kid move into house

You must separate design and construction activities - on the same plan

800 square feet is too small



Mid to large-size houses qualify for accessory apartments
Image: Bedford Assessor's card, with permission of owner

Small houses may not
Image: Concord Assessor's card

800 sf is about the size of a converted 2 car garage with a partial story above
Image: AARP report

800 sq feet is perfect

I like the 800 sq maximum finding other info on what that would allow

Question arises whether you can rent an ADU to non-family members?

? on minimum size of main unit

Raise min size to incorporate ADA bathroom swing and ensure accessible laundry room

800 sq ft seems too small especially for 2 bedroom - we lived in 1200 sq ft condo comfortably

Why not retain the current regulations for attached equating structures?

800 sq ft is too small especially if it is cross area

800 may be a little small but 1000 is good. Seeing as minimum apt. is 800 sq maybe some smaller things

If the 800 sf going to include any basement or attic or disallow garage space

What about how close to the existing house is going to be allowed

Set maximum size larger than 800 sq ft - consider parking to 1000 sq ft

agree with desire to eliminate min size for existing houses

Height restriction limited to 1 1/2 story

SA.1 SMALL COTTAGE 17'x25'

NARROW GABLE 1 1/2 STORY

Approx. height 26 ft

Main Level 410 sq ft
Upper Level 235 sq ft

2 Bedrooms, 2 Baths 790 SF

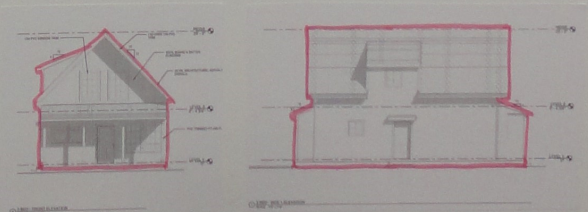
SA.1 SMALL COTTAGE 24'x24'

SQUARE HIP 1 STORY

Approx. height 19 1/2 ft

Main Level 520 sq ft

1 Bedroom, 1 Bath 510 SF



Pine Hill Crossing - Height 23 ft from floor, maximum 26 ft from grade

Example detached unit designs by Hoyt Cousins

Layout

Planning Board is leaning toward:

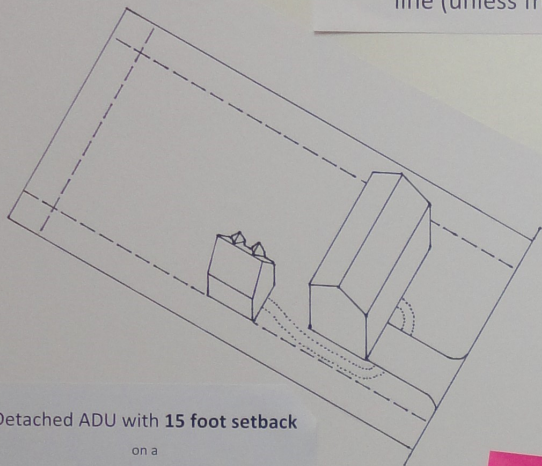
- Creating setbacks of 15 feet at side and rear for detached ADU (alternative is 10 foot setbacks, which apply to other accessory buildings)
- Keeping rule that all accessory buildings must be further back than rear of main house
- Requiring main door of a detached ADU to face interior of lot, or public way
- Prohibiting windows of detached ADU above 1st floor facing nearest lot line (unless frosted glass)

Leave the new setbacks at 15 ft.

Garage? (with sketch)

Size limits: The 800 sq ft limit should apply to detached units, not within the existing structure.

GARAGE?



Detached ADU with 15 foot setback on a Residence C lot (min. 25,000 sf area, 115 ft frontage) Scale 1/250

15 foot setback or stained glass

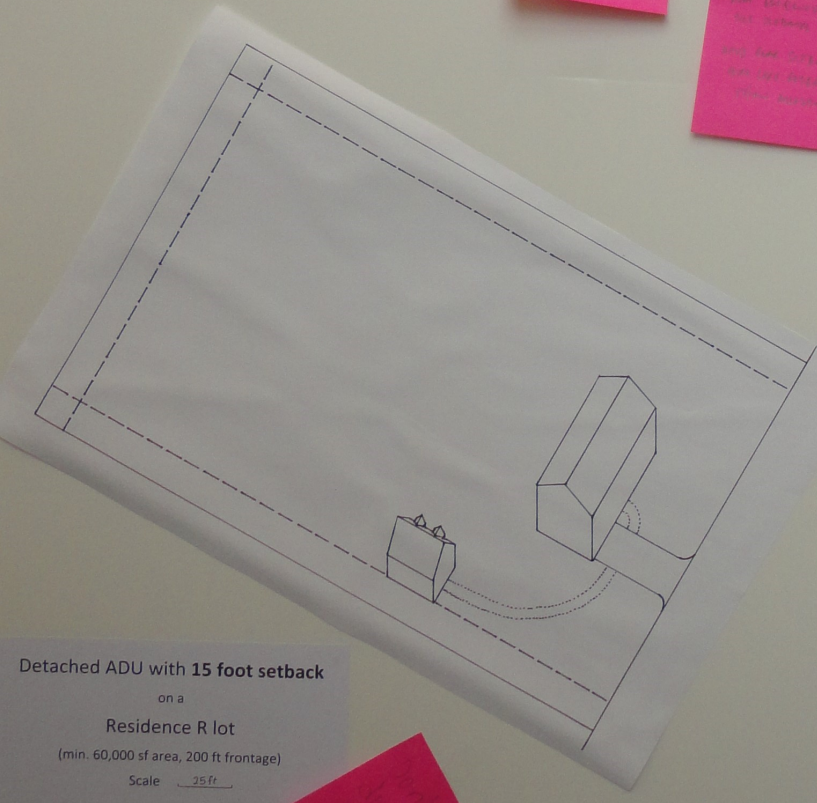
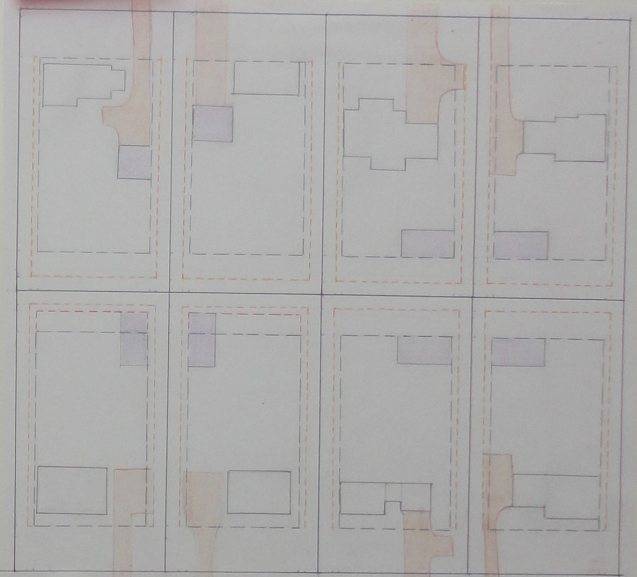
10 foot setback is good

Keep setbacks at 10 ft

Keep setbacks at 15 ft. Detached ADU must be set further back than rear of main house. If it's not, it's not a detached ADU.

Public way needs to be a driveway to residential. Detached ADU must be a minimum setback of 15 ft from public way.

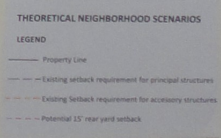
Don't allow for setbacks. Don't have setbacks. Don't have setbacks. Don't have setbacks.



Detached ADU with 15 foot setback on a Residence R lot (min. 60,000 sf area, 200 ft frontage) Scale 1/250

Do not change the setback requirements

Non-conforming ADU should not be permitted to be detached accessory apt. units



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Parking

Planning Board is leaning toward:

- Reducing parking requirement for some or all ADUs to less than 2
- Keeping rules about location and visual screening



2-car garage with 2 spaces in front already satisfies requirement for house + ADU

Image: staff/owner



1-car garage with 1 space in front requires extra space designating for ADU; should it be just one space (or none)?

Image: Google maps street view

One car garage/spot for ADU is fine

I would favor no more than 1 required space

No additional parking spaces should be required if current parking/driveway can accommodate cars

Really like reducing parking requirements don't require building any parking spaces

NO PARKING REQUIREMENT NO DRIVEWAYS

could be easier to put in an ADU if only 1 space required

Limit cost by not requiring extra paving

Reduce or eliminate parking requirement ~~area~~ there is too much impervious surface already.

Focus on parking rules for all situations rather than just giving them for ADUs



Landscaping can help to screen cars

Image: Google maps street view

Cars associated with ADUs should be screened from road

How on street parking for ADUs? Sticker on car? Would it not work on some streets?

Stay as liberal as possible to avoid any solutions.

Reduce parking to 1 [traffic already here]

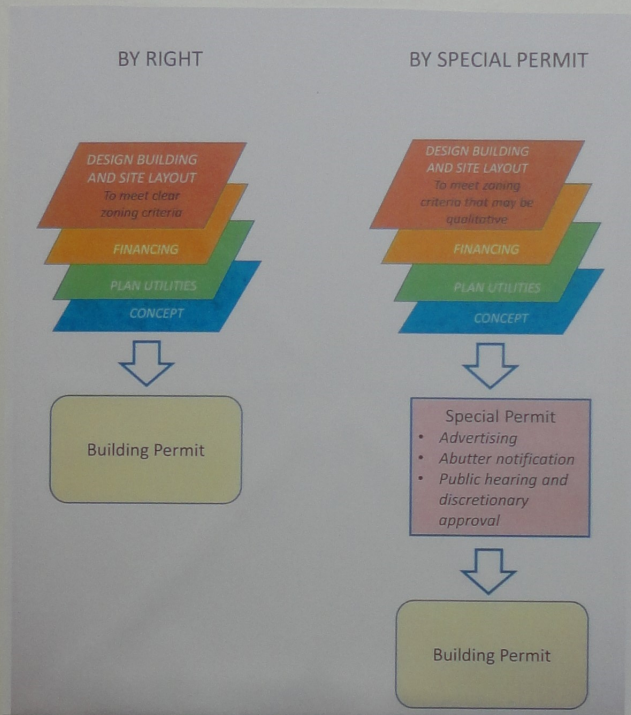
No more impervious pavement

Permitting Process

Planning Board is leaning toward:

- Continuing to apply a 'by right' process with clear criteria in zoning bylaw
- No special permit requirement (except on nonconforming properties)
- Keeping rules about operation (owner presence etc.)

Keep by right



By Right YES

Permitting process by right

Keep by right

Details
- By Right - Commercial Lot
- Special Permit - Non-Commercial Lot

By-right conversion of historic carriage houses

Use permitting to encourage + reward energy efficiency

Try to avoid having to go for SP but make SP possible for situations that are unusual

I prefer by right but after meeting may not approve by 2/3 vote

Should be permitted by right

Permitting building on a case by case basis - requirements needs to be clearly articulated

Detached AUS should go through permitting process via special permit for all lots

Separate permitting processes for conversion of existing vs. new construction

Different rules/permitting for ~~conversion~~ internal ADUs vs. freestanding structures