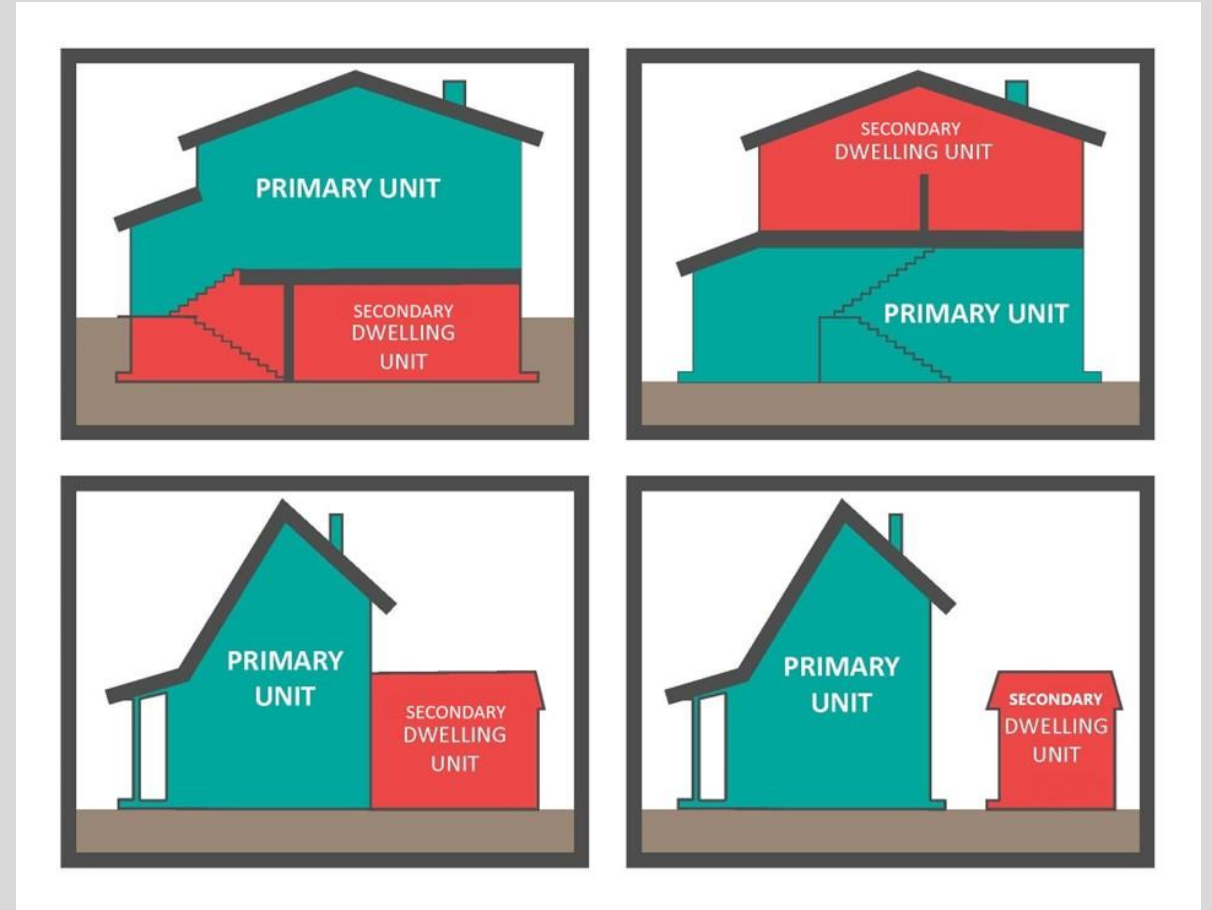


Accessory Dwelling Units (ADUs)

Proposed changes to
Maynard's Zoning By-law Section 8.1 Accessory Family Dwelling Units

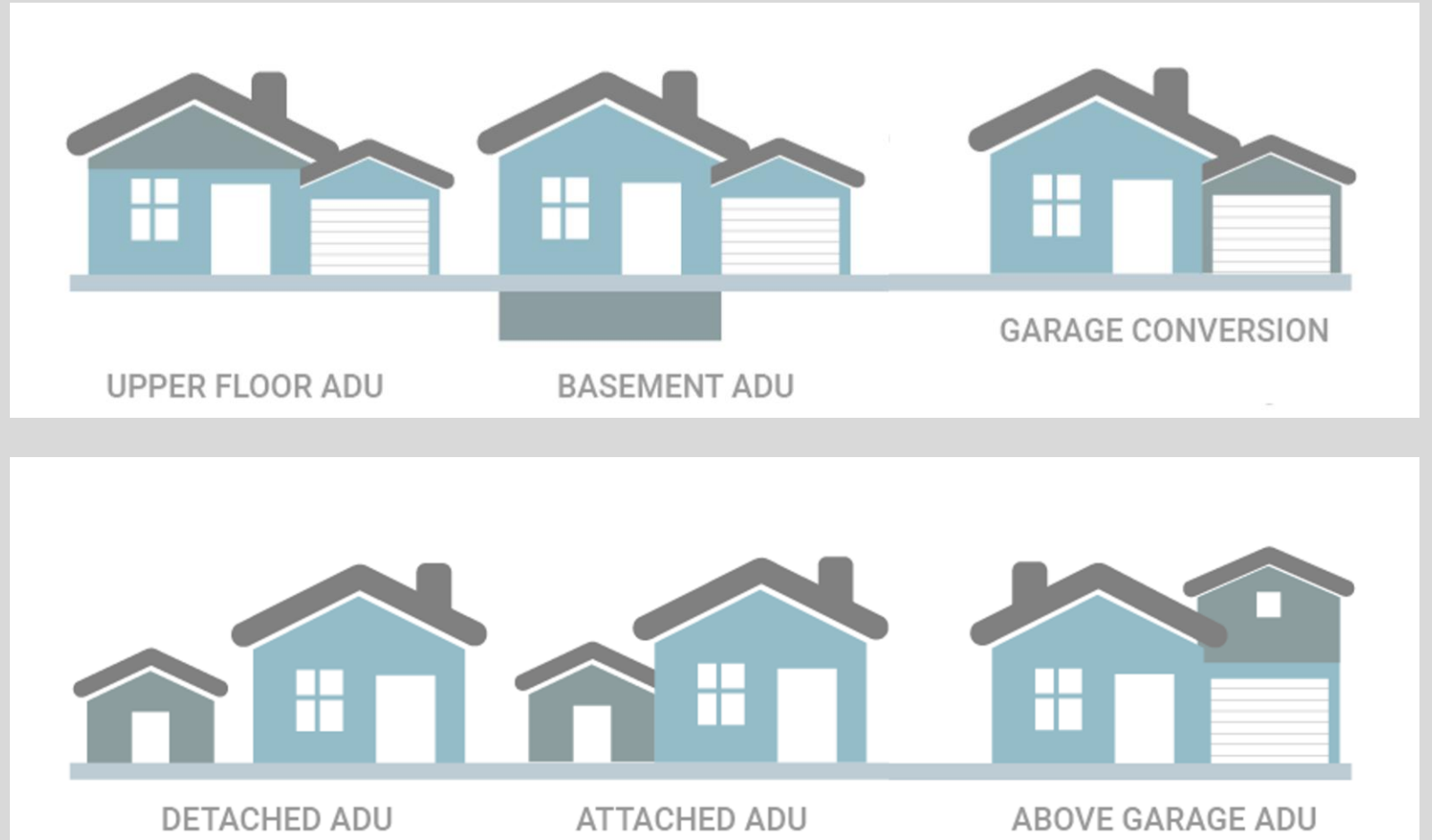
Accessory Dwelling Units (ADUs)

- An accessory dwelling unit is a smaller, independent residential dwelling unit located on the same lot as a single-family home.
- ADUs have:
 - ✓ Separate means of access
 - ✓ Sleeping area
 - ✓ Kitchen
 - ✓ Bathroom



Accessory Dwelling Units

- ADUs can be created by converting existing space or constructing new living space.



Maynard's Current ADU Zoning By-Law

§ 8.1 Accessory Family Dwelling Unit

- **Standards**

- Owner resides on property
- Max 3 persons; “related by blood, marriage, or adoption to the Owner” in ADU
- Maximum ADU size of 600 sf
- Applies to “partitioning or extension of living space” [No detached ADUs]
- Parking consistent with neighborhood
- Exterior accessways “shall not detract from single-family appearance”
- Only in single-family residential districts

- **Requires Special Permit by ZBA**

- Change of Owner requires new permit

- **Requires Occupancy Permit by Building Commissioner**

- Renewed every 2 years

Purpose

To change Maynard's existing "family only" Accessory Dwelling Unit zoning to one that:

- Provides a means for residents, particularly seniors, single parents, and families, to remain in their homes, neighborhoods, and communities, and obtain extra income, security, companionship and services.
- Provide a broader range of accessible and affordable housing while respecting the look and scale of single-dwelling neighborhoods

Proposed § 8.1 Accessory Dwelling Unit

What's Different?

- Any tenants, not just relatives
- ZBA Special Permit not required
- Detached ADUs allowed
- Allowed in any zoning district
- Rent limited to 70% of area's fair-market rent

What's the Same?

- Owner resides on property
- Maximum size of 600 sf
- Must comply with standard zoning requirements, e.g., setbacks, lot coverage, height
- Must comply with State Building and Sanitation Codes
- Occupancy Permit by Building Commissioner required
- Consistency with neighborhood character regarding parking and appearance

Size of ADUs

Current

- State sets minimum size
- Maynard's sets maximum size at 600 sf

Proposed

- Retain maximum of 600 sf
- But no more than 50% of size of principal dwelling unit
- Limited to 2 bedrooms

Permitting of ADUs

Current

- Requires Special Permit from ZBA
- Requires Building Occupancy Permit from Building Commissioner
 - Renewed every two years

Proposed

- Building Occupancy Permit, and renewals, still required
- No ZBA Special Permit required

Rent Cap

- Affordable housing is a key objective
- ADU rents limited to 70% of area's fair-market rent, including utilities and parking, as determined by the United States Department of Housing and Urban Development (HUD).

	Efficiency	One-Bedroom	Two-Bedroom
Fair Market Rent	\$2,212	\$2,377	\$2,827
70% of FMR	\$1,548	\$1,664	\$1,799

Other Things

- Owner must still reside in either the primary or the accessory residence
 - Temporary absences allowed, but can't rent their personal residence while away
- No short-term rentals
 - Minimum 90-day initial term
- Off-street parking provided for all tenants
- Applies to single-family homes in any zoning district, not just in Single Residence S1 & S2 Districts

Thoughts?

To change Maynard's existing "family only" Accessory Dwelling Unit zoning to one that:

- Provides a means for residents, particularly seniors, single parents, and families, to remain in their homes, neighborhoods, and communities, and obtain extra income, security, companionship and services.
- Provide a broader range of accessible and affordable housing while respecting the look and scale of single-dwelling neighborhoods