DRAFT FOR PLANNING BOARD DISCUSSION
NOVEMBER 15 2016
ACCESSORY DWELLING UNITS

Definition changes:

Dwelling Unit:
(Current) *One room or rooms connected together, constituting a separate independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms or Dwelling Units which may be in the same structure. For the purpose of this definition, an independent housekeeping establishment includes the following minimum attributes' space devoted to kitchen facilities for the storage, preparation and consumption of food (including counters, cabinets, appliances, and a sink for the washing dishes), space for one or more bedrooms for sleeping, and a bathroom with a tub and/or shower. (A bar equipped with a bar sink and an under counter refrigerator shall not constitute kitchen facilities).*

(Proposed) A Dwelling is a single independent residential unit of living space, with its own living area(s), sleeping area(s), sanitation and cooking facilities (bathroom, kitchen) meeting all the requirements of this ordinance. *Note: dropped "Unit"*

Dwelling, Single-Family:
(Current) *A detached residential Dwelling Unit designed for and occupied by one Family only.*

(Proposed) A Dwelling occupied by a single Family.

Accessory Dwelling Unit:
(Proposed) Accessory Dwelling Unit

1. **Purpose: The purpose and intent of an Accessory Dwelling Unit is to address the need and desire for more diverse, independent and affordable housing needs. These units will improve the inventory of smaller housing needs without significantly altering the rural character of the community.**
2. **Definition: An Accessory Dwelling Unit is a secondary dwelling subordinate to a Single-Family Dwelling and on the same parcel of land.**
3. **Accessory Dwelling Units shall conform with the following:**
    a. **Only one Accessory Dwelling Unit shall be allowed per lot**
    b. **One of the dwellings must be the domicile of the property owner**
    c. **An Accessory Dwelling Unit shall have independent sleeping, cooking and sanitation facilities (bedroom, kitchen and bathroom)**
    d. **An Accessory Dwelling Unit shall conform to the requirements of a Single Family Dwelling including provisions for water supply and sewage disposal meeting the requirements of this ordinance and applicable state regulations**
    e. **All applicable setbacks shall be met**
    f. **Off street parking shall be provided; one space per bedroom**
        i. **Garage space(s) meet this requirement**
        ii. **Off street parking shall not be within the front yard setback**

iii. **Off street parking shall meet the requirements for ingress, egress and the turning of vehicles within the lot *(should we remove this?)***

g. **Attached Accessory Dwelling Units:**
   i. **Shall not exceed 1000 square feet in footprint**
   ii. **Shall have entrances/exists face the side or rear property lines**
   iii. **Shall have an interior door connecting the units**
   iv. **Shall have a separate 9-1-1 address**
   v. **Shall not be considered an additional dwelling unit for the purposes of determining minimum lot size or density**

(As a separate portion/vote?)

h. **Detached Accessory Dwelling Units:**
   i. **Shall not exceed 1000 square feet in footprint**
   ii. **Shall not be less than 400 square feet in footprint**
   iii. **Shall have a separate 9-1-1 address**
   iv. **Shall not be allowed in the shore land overlay district**