

(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 without significantly altering the rural character of the community.
2. **Definition:** A residential living unit that is within or attached to a single family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.
3. **Creation of an Accessory Dwelling Unit in accordance with the provisions of this article is permitted through a Conditional Use Permit administered by the Planning Board.**
 - a. **A Conditional Use Permit Application shall contain the following:**
 - i. A complete application for review that addresses all requirements of this article and any article referenced within
 - ii. A written statement indicating the applicants intent and/or purpose for the creation of the Accessory Dwelling Unit
 - iii. List and mailing address of all abutters and the applicant
 - iv. Fees for notifying abutters and the applicant
 - v. Written requests for waivers from any of the application submitted requirements or standards outlined in the Site Plan Review Regulations
4. **Accessory Dwelling Units (ADU) shall conform with the following:**
 - a. Only one ADU shall be allowed per lot
 - b. All applicable setbacks shall be met
 - c. An ADU Shall have a separate 9-1-1 address
 - d. One of the dwellings shall be the domicile of the property owner
 - e. An ADU shall have independent sleeping, cooking and sanitation facilities (bedroom, kitchen and bathroom)
 - f. An ADU shall have no more than two bedrooms
 - g. An ADU shall not exceed 1000 square feet of Gross Living Area
 - h. An ADU 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
 - i. 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
 - j. **Attached Accessory Dwelling Units:**
 - i. Shall have entrances/exists face the side or rear property lines
 - ii. Shall have an interior door connecting the units
 - iii. Shall not be considered an additional dwelling unit for the purposes of determining minimum lot size or density

(As a separate article/vote)

- k. **Detached Accessory Dwelling Units:**
 - i. Shall conform to the above section 4a through 4i above
 - ii. Shall not be less than 400 square feet in Gross Living Area
 - iii. Shall be restricted to only the R-1 District (Urban Residential) served by public sewer and water

ADU - For PB Dec 6th discussion

Proposed definition changes and addition (in **Bold**):

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.

Gross Living Area:

(Current) *None*

(Proposed) Gross Living Area is the total area of finished, above-grade space. It is calculated by measuring the outside perimeter of the structure and includes only finished and habitable space. Finished basements, unfinished spaces, unconditioned (unheated) spaces and unfinished attics are not included in the calculation.