Proposed HPC revisions to the ADU Ordinance 09/20/23

**PART 1 B**.

1. *If an ADU is fully integrated within the existing main structure of the property it would reduce impervious surfaces and avoid both new foundations and any increase in the bulk of the main building. This approach would tend to preserve the existing urban forest within the town and respect the existing modest scale of the structures within the historic district.*
2. *If an ADU is integrated with the existing main structure as an addition, it can complement the existing house and neighborhood or it can increase the risk of the house becoming out-of-scale with the neighborhood and the historic integrity of the Grove*
3. *If the ADU is a separate structure it can have the advantage of replicating the modest size of the original 14’ x 28’ module that ties many of the historic houses together. As modest scale is not ensured by the current accessory building requirements, limiting the size of the ADU and respecting design guidelines will assure compatibility with the existing main structure, the neighborhood and the historic integrity of the Grove.*
4. *As with room rentals it is recommended that ADUs be limited to a maximum of two bedrooms to ensure retention of the residential character of the current zones. Both room rentals and ADUs could increase affordable housing options to accommodate extended families and a broader range of households. As with rental expansion, compliance with parking requirements would be critical.*

Section 4.2 Definitions

Front yard – The area between the line defined by the front plane of the house extended to each side lot line, and the front lot line.

Rear yard – The remaining area of the lot after consideration of the front yard.

6.11 Accessory Dwelling Unit, General

2. Use standards for all Accessory Dwelling Units

j. The maximum enclosed area for an Accessory Dwelling Unit is limited to 600 square feet.

 Section 6.12 Fully-integrated Accessory Dwelling Unit

1. Defined

Fully-integrated Accessory Dwelling Unit means an accessory dwelling unit that is completely within the structure of the existing main building and thus does not alter the existing exterior walls, roof or footprint. The Accessory Dwelling Unit has the required separation from the principal use, includes facilities for cooking, eating, sanitation, and sleeping, and is subordinate to the principal use of the main building.

1. Use Standards

A Fully-integrated Accessory Dwelling Unit must satisfy the use standards for all Accessory Dwelling Units as specified in Section 6.11.

Section 6.13 Attached Accessory Dwelling Unit

1. Defined

Attached Accessory Dwelling Unit means an accessory dwelling unit that is added to but part of a main building and includes facilities for cooking, eating, sanitation, and sleeping. An Attached Accessory Dwelling Unit is subordinate to the principal use of the main building.

2. Use Standards

An Attached Accessory Dwelling Unit must satisfy the use standards for all Accessory Dwelling Units as specified in Section 6.11 and the following standard:

a.— In any residential zone, the enclosed area of an Attached Accessory Dwelling Unit, when

 added to the enclosed area of the rest of the dwelling, is limited by the maximum enclosed

 area for the dwelling as specified in Section 3.6, which is based on the total area of the lot.

b. If the Attached Accessory Dwelling Unit increases the volume of the existing main building, the modifications must be compatible with the existing structure and the neighborhood, and respect the historic integrity of the Historic District and the guidelines for new construction as defined by the Historic Preservation Commission.

Section 6.14 Detached Accessory Dwelling Unit

1. Defined

Detached Accessory Dwelling Unit means an accessory dwelling unit that is located in an accessory building on the same lot as a main building and includes facilities for cooking, eating, sanitation, and sleeping. A Detached Accessory Dwelling Unit is subordinate to the principal use of the main building

2. Use Standards

A Detached Accessory Dwelling Unit must satisfy the use standards for all Accessory Dwelling Units as specified in Section 6.11 and the following standards:

a.— In any residential zone, the enclosed area of an Attached Accessory Dwelling Unit, when

 added to the enclosed area of the rest of the dwelling, is limited by the maximum enclosed

 area for the dwelling as specified in Section 3.6, which is based on the total area of the lot.

b.—The footprint of a Detached Accessory Dwelling Unit must be included in the calculation of

 total ground coverage for all buildings on the lot, and is therefore limited by the maximum

 ground coverage as specified in Section 9.2 for the underlying zone.

c.—The setbacks and height for a Detached Accessory Dwelling Unit must comply with the

 accessory building standards as specified in Section 9.2 for the underlying zone.

d. The Accessory Dwelling Unit must be compatible with the existing structure and the neighborhood, and respect the historic integrity of the Historic District and the guidelines for new construction as defined by the Historic Preservation Commission.