ARTICLE 28

ZONING - SUPPLEMENTAL DWELLING UNITS (PLANNING BOARD)
Household Change in Amherst

Average Household Size in Amherst (per US Census)

Related Trends

- Couples having fewer children
- Couples having children later
- More single mother households
- More seniors living alone
The Rise of the American 1-Person Household
American households by type 1970-2012 (in %)

- Married Couples
- 1-Person Households
- Other Multi-Person Households


- 1970: Married Couples 71%, 1-Person Households 17%, Other Multi-Person Households 12%
- 1980: Married Couples 61%, 1-Person Households 23%, Other Multi-Person Households 17%
- 1990: Married Couples 56%, 1-Person Households 25%, Other Multi-Person Households 19%
- 1995: Married Couples 54%, 1-Person Households 25%, Other Multi-Person Households 21%
- 2000: Married Couples 53%, 1-Person Households 26%, Other Multi-Person Households 22%
- 2005: Married Couples 51%, 1-Person Households 27%, Other Multi-Person Households 22%
- 2010: Married Couples 50%, 1-Person Households 27%, Other Multi-Person Households 24%
- 2012: Married Couples 49%, 1-Person Households 24%, Other Multi-Person Households 28%
Comparison of Amherst and US Census Changes for Population Aged 25-44 from 1990-2010

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
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<tbody>
<tr>
<td>US Census</td>
<td>80754815</td>
<td>85040251</td>
<td>82134554</td>
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<td>Amherst Census</td>
<td>7323</td>
<td>5997</td>
<td>4009</td>
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Primary Housing Goal of Amherst Master Plan

A mix of housing that meets the physical needs of and is affordable to the broadest possible spectrum of our community, and that minimizes the impact on the environment.

Master Plan Housing Strategy H1E

Revise zoning regulations to make it easier to create attached and detached accessory apartments out of existing owner-occupied housing stock in all residential zoning districts.
Housing Strategy Priorities from Housing Production Plan (completed Spring 2013)

1. Establish and capitalize a MAHTF (Municipal Affordable Housing Trust Fund)
2. Modify inclusionary zoning bylaw
3. Modify supplemental apartment bylaw
Housing Market Study Recommendation

Amend Section 5.011 to allow “Supplemental Apartments” by right in all residential zoning districts under certain threshold conditions.
What is a supplemental apartment?

• A supplemental apartment is a secondary housing unit on the same property as a main residence.
• Supplemental apartment are not duplexes:
  – Size is subsidiary to the main residence
  – Owner lives on the property
• Supplemental apartments are self-contained
Who typically chooses to build supplemental apartments?

- Older singles/couples
- Middle-aged "empty nesters"
- Younger singles/couples
- Single working parents
- People who travel often
Summary of supplemental apartment benefits

- Creates new housing using existing infrastructure and services
- Reduces energy consumption
- Generates community dollars through home equity
- Reduces costs for the elderly
- Preserves housing stock and neighborhood stability
Article 28
Supplemental Dwelling Units

• Revises regulations for attached Supplemental Apartments
• Creates new category - “Supplemental Detached Dwelling Unit”
Supplemental Apartment I

• An attached unit that involves minimal significant changes to building and site
• Allowed by administrative review of Building Commissioner when performance standards are met
• Standards are adopted from past ZBA Special Permit conditions for supplemental apartments

Supplemental Apartment II

• An attached unit that involves significant alterations and addition of up to 10% of existing habitable area
• Are allowed by Special Permit only
Detached Supplemental Dwelling Units

- Free-standing (detached) building
- Can be new construction or converted outbuilding
- From 350 - 800 sq ft of habitable space (up to 900 when handicapped accessible)
- Either the principal dwelling or the supplemental dwelling must be owner-occupied
- Parking regulations and other standard zoning requirements still apply
- Occupancy limit of three adults
- No lodging use (rental by room) in either dwelling
Further Requirements for Detached Supplemental Dwelling Units

- Additional lot area per unit does not apply
- Allowed in all residential districts
- Setbacks, building/lot coverage still apply
ARTICLE 28 - SUPPLEMENTAL APARTMENTS
Approved in Amherst since July 1, 2003

Summary
10 Year Total = 25 approvals
(21 new + 4 modifications to existing)

Average of 2.1 applications (new units) per year

Locational Distribution (Principal Zoning District)

<table>
<thead>
<tr>
<th>District</th>
<th>Total</th>
<th>Percentage</th>
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<tr>
<td>R-G</td>
<td>4</td>
<td>16%</td>
</tr>
<tr>
<td>R-VC</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>R-N</td>
<td>16</td>
<td>64%</td>
</tr>
<tr>
<td>R-O</td>
<td>4</td>
<td>16%</td>
</tr>
<tr>
<td>R-LD</td>
<td>1</td>
<td>4%</td>
</tr>
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</table>

FY04 – 1
Arlington Road, R-O District

FY05 – 1
Middle Street, R-O District

FY06 – 3
Summer Street, R-N District
Lincoln Avenue, R-G District
State Street, R-N District

FY07 – 4
West Street, R-O/FPC District
Kellogg Ave., R-G District
Northampton Road, R-N District
Blackberry Lane, R-N District

FY08 – 1
Summer Street, R-N District

FY09 – 7 (6 new, 1 modification of existing)
Owen Drive (5 supplemental apartments in 5 new homes), R-N/R-LD Districts
Pine Street (modification of existing), R-N District
Potwine Lane, R-O

FY10 – 0

FY11 – 0

FY12 – 2
Pine Street, R-N/R-LD Districts
Moorland Street, R-G District

FY13 – 1
Mount Holyoke Drive, R-N District

FY14 – 5 to date (2 new, 3 modifications to existing)
Summer Street, R-LD/FC District
Station Road, R-O/ARP District
Lincoln Avenue, R-G (modification of existing)
Whipple Tree Lane, R-N (modification of existing)
Shays Street, R-N (modification of existing)
Supplemental Apartments:

- Can ONLY occur when an owner occupies one of the units (not an out-of-town investment opportunity)
- Make owner-occupancy more viable throughout the Town by providing rental income to owner-occupants
- Would increase the percentage of rental units which are administered with an owner on site
- When rented, are subject to Rental Registration bylaw
Primary Housing Goal of Amherst Master Plan

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Master Plan Housing Strategy H1E
Revise zoning regulations to make it easier to create attached and detached accessory apartments out of existing owner-occupied housing stock in all residential zoning districts.
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>R-LD</th>
<th>R-O</th>
<th>R-N</th>
<th>R-VC</th>
<th>R-G</th>
<th>R-F</th>
<th>B-G</th>
<th>B-L COM</th>
<th>B-VC</th>
<th>B-N</th>
<th>OP</th>
<th>LI</th>
<th>PRP</th>
<th>FPC</th>
<th>ED</th>
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<tr>
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<td>80,000</td>
<td>30,000</td>
<td>20,000</td>
<td>15,000</td>
<td>12,000&lt;sup&gt;m&lt;/sup&gt;</td>
<td>40,000</td>
<td>12,000&lt;sup&gt;b&lt;/sup&gt;</td>
<td>20,000&lt;sup&gt;b&lt;/sup&gt;</td>
<td>12,000&lt;sup&gt;b&lt;/sup&gt;</td>
<td>15,000&lt;sup&gt;ab&lt;/sup&gt;</td>
<td>40,000&lt;sup&gt;a&lt;/sup&gt;</td>
<td>30,000&lt;sup&gt;a&lt;/sup&gt;</td>
<td>80,000</td>
<td></td>
<td></td>
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<tr>
<td>Additional Lot Area/Family (sq. ft.)</td>
<td>10,000</td>
<td>10,000</td>
<td>6,000</td>
<td>4,000</td>
<td>2,500&lt;sup&gt;an&lt;/sup&gt;</td>
<td>1,250&lt;sup&gt;ab&lt;/sup&gt;</td>
<td>4,000</td>
<td>2,500&lt;sup&gt;ab&lt;/sup&gt;</td>
<td>1,500&lt;sup&gt;ab&lt;/sup&gt;</td>
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<tr>
<td>Basic Minimum Lot Frontage (ft.)</td>
<td>200</td>
<td>150</td>
<td>120</td>
<td>120</td>
<td>100</td>
<td>150</td>
<td>40&lt;sup&gt;b&lt;/sup&gt;</td>
<td>125&lt;sup&gt;b&lt;/sup&gt;</td>
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<td>Basic Minimum/Maximum Front Setback (ft.)</td>
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<td>15</td>
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<td>Basic Minimum Side and Rear Yards (ft.)</td>
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<td>25</td>
<td>15&lt;sup&gt;d&lt;/sup&gt;</td>
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<td>20</td>
<td>10&lt;sup&gt;ae&lt;/sup&gt;</td>
<td>25&lt;sup&gt;a&lt;/sup&gt;</td>
<td>10&lt;sup&gt;a&lt;/sup&gt;</td>
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<td>f</td>
<td>e</td>
<td>f</td>
<td>20</td>
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<tr>
<td>Maximum Building Coverage (%)</td>
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<td>15</td>
<td>20</td>
<td>25&lt;sup&gt;a&lt;/sup&gt;</td>
<td>25&lt;sup&gt;a&lt;/sup&gt;</td>
<td>20&lt;sup&gt;a&lt;/sup&gt;</td>
<td>70&lt;sup&gt;a&lt;/sup&gt;</td>
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<td>20</td>
<td>25</td>
<td>25</td>
<td>10</td>
<td></td>
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<tr>
<td>Maximum Lot Coverage (%)</td>
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<td>25</td>
<td>30</td>
<td>40</td>
<td>40</td>
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<td>95&lt;sup&gt;a&lt;/sup&gt;</td>
<td>70/85&lt;sup&gt;j&lt;/sup&gt;</td>
<td>70</td>
<td>65&lt;sup&gt;a&lt;/sup&gt;</td>
<td>70</td>
<td>65</td>
<td>70</td>
<td>15</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>2 ½</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Minimum/Maximum Height (ft.)&lt;sup&gt;an&lt;/sup&gt;</td>
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<td>35</td>
<td>35</td>
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<td>35</td>
<td>50</td>
<td>35</td>
<td>20</td>
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