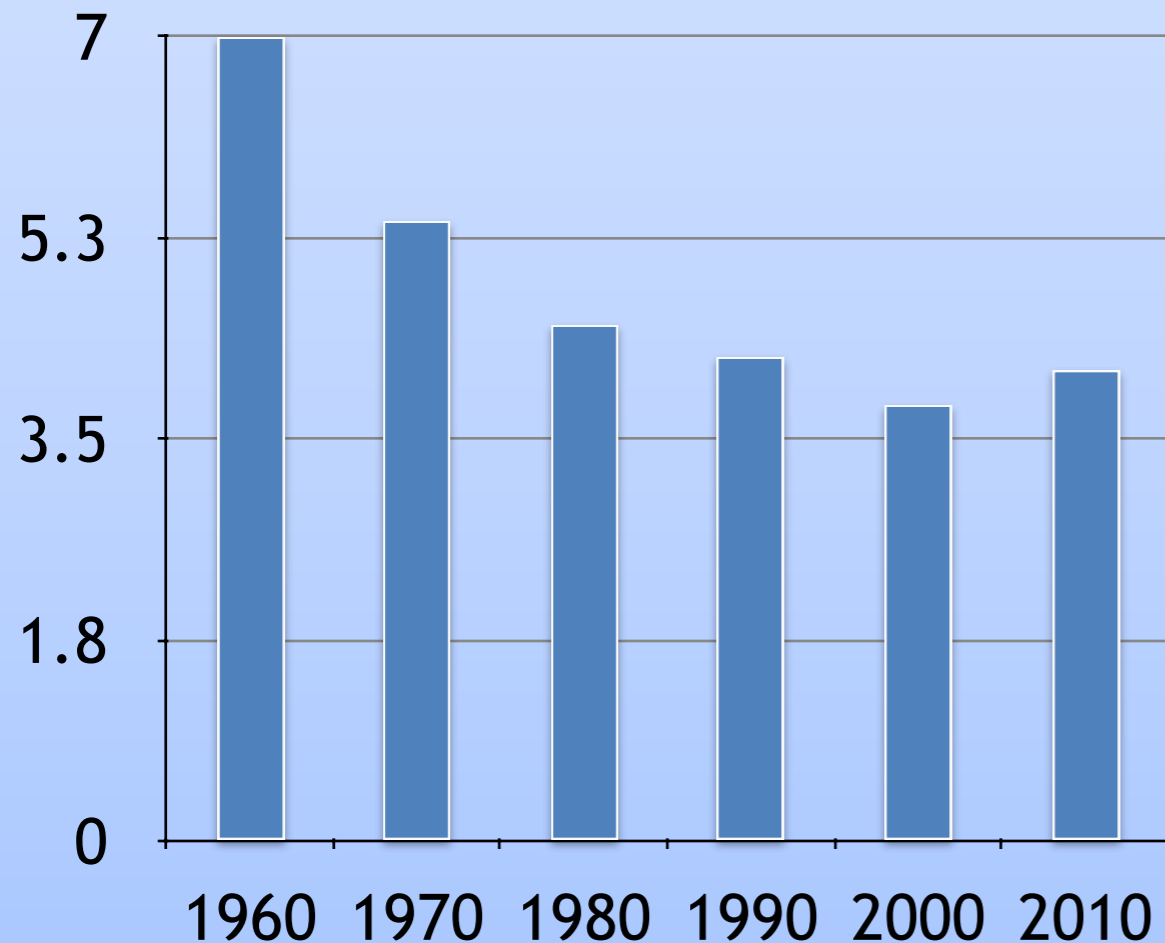


# **ARTICLE 28**

## **ZONING - SUPPLEMENTAL DWELLING UNITS (PLANNING BOARD)**

# Household Change in Amherst

## Average Household Size in Amherst (per US Census)

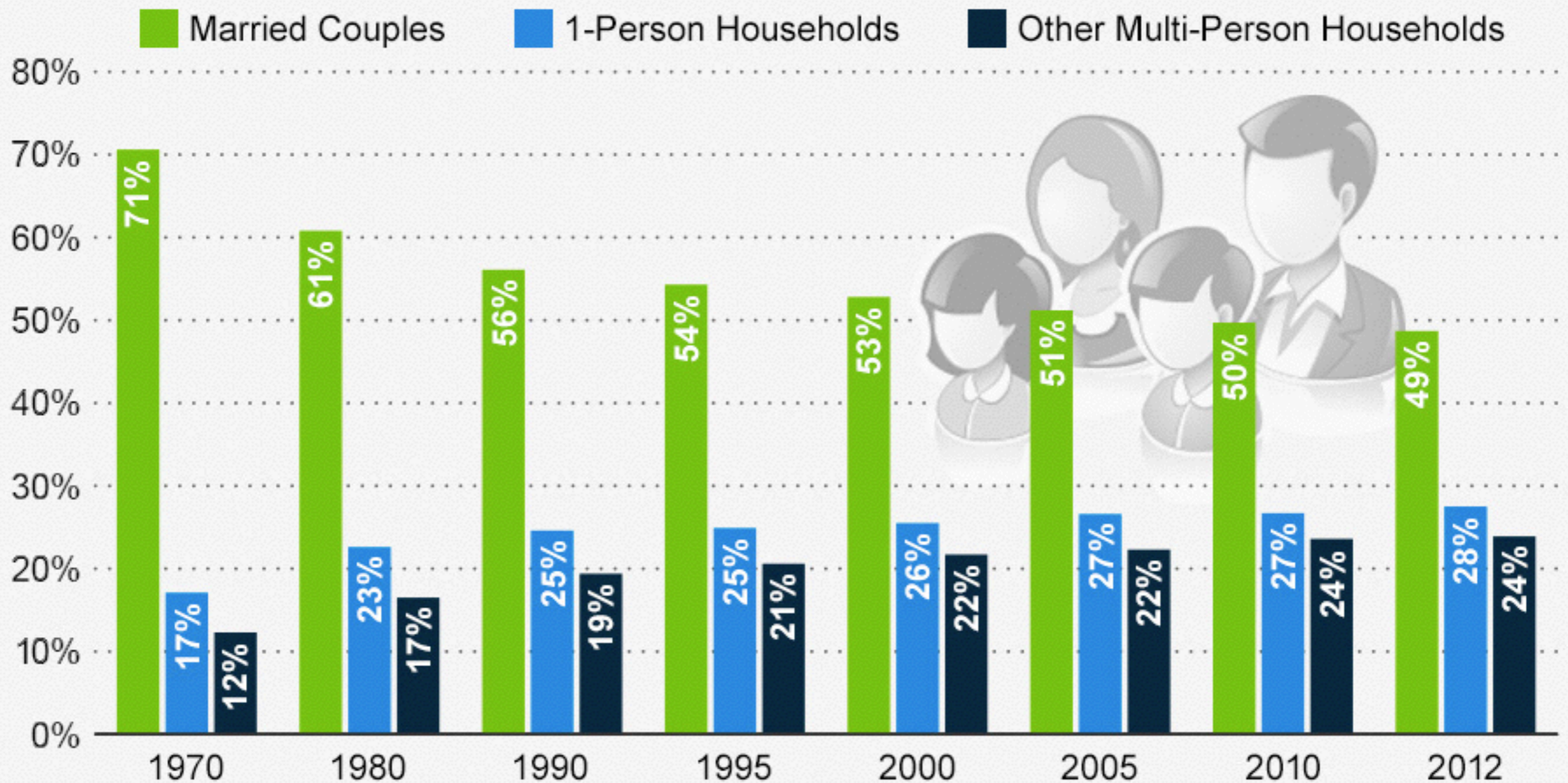


## Related Trends

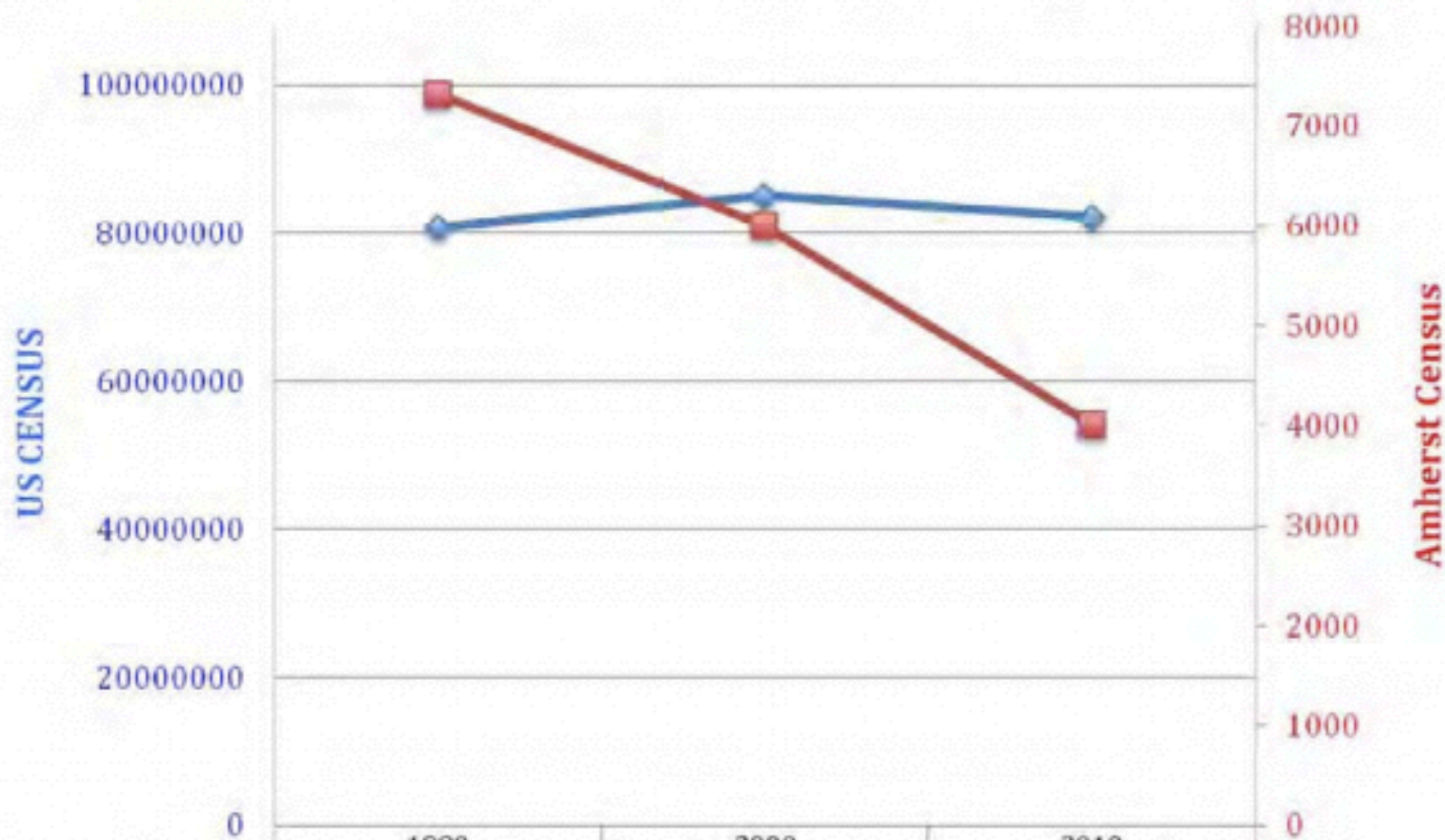
- Couples having fewer children
- Couples having children later
- More single mother households
- More seniors living alone

# The Rise of the American 1-Person Household

American households by type 1970-2012 (in %)



## Comparison of Amherst and US Census Changes for Population Aged 25-44 from 1990-2010



	1990	2000	2010
US Census	80754815	85040251	82134554
Amherst Census	7323	5997	4009

# 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

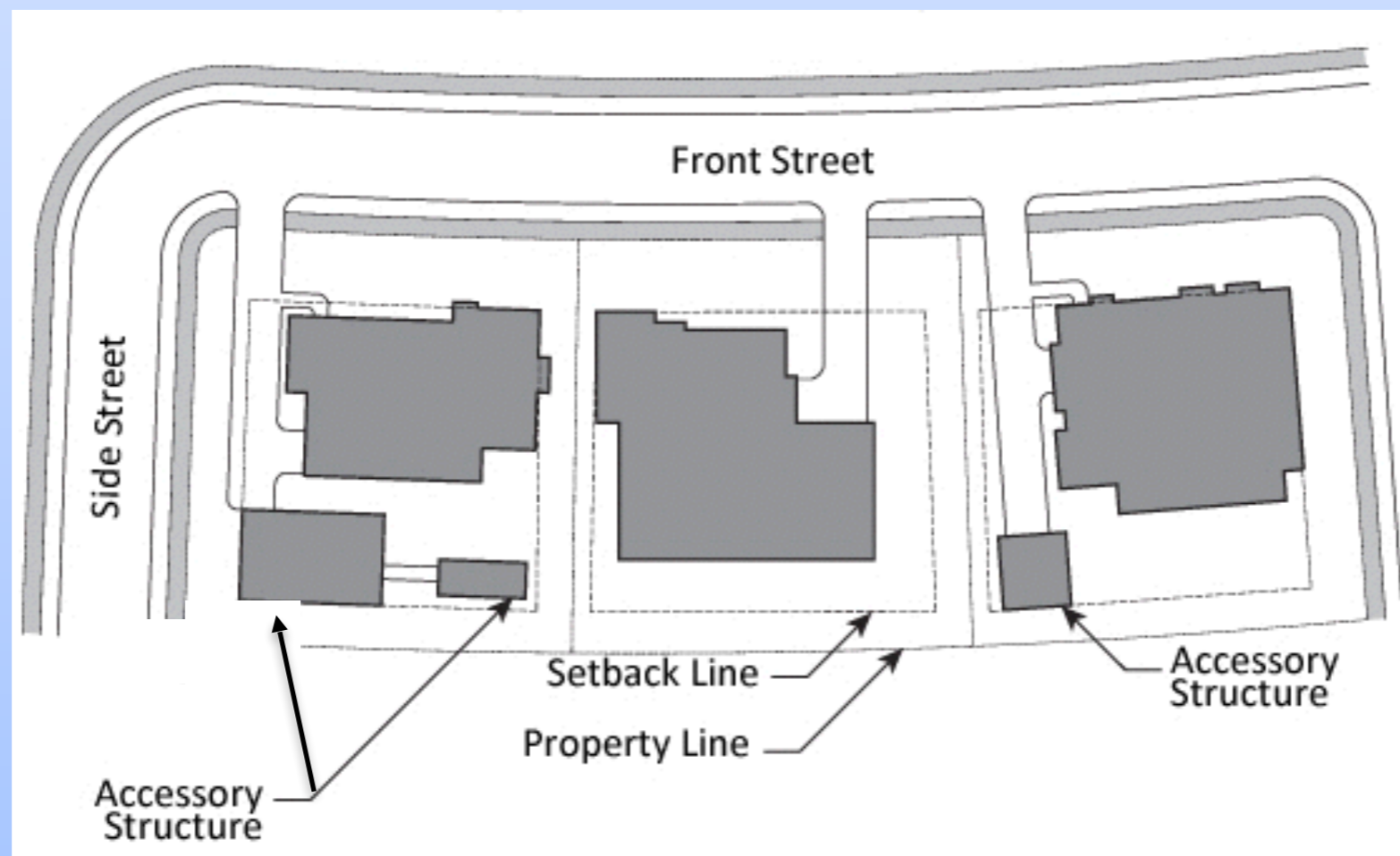
# Detached

## 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

**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*)

## 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)**

R-G 4 (16%)

R-VC 0 (0%)

R-N 16 (64%)

R-O 4 (16%)

R-LD 1 (4%)

# Article 28 and Rentals

## 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**

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.

TABLE 3 - DIMENSIONAL REGULATIONS<sup>1</sup>

Zoning District	R-LD	R-O <sup>i</sup>	R-N <sup>i</sup>	R-VC	R-G	R-F	B-G	B-L COM	B-VC	B-N	OP	LI	PRP	FPC	ED
Basic Minimum Lot Area (sq. ft.) <sup>h</sup>	80,000	30,000	20,000	15,000	12,000 <sup>m</sup>	40,000	12,000 <sup>b</sup>	20,000 <sup>b</sup>	12,000 <sup>b</sup>	15,000 <sup>ab</sup>	40,000 <sup>a</sup>		30,000 <sup>a</sup>	80,000	
Additional Lot Area/Family (sq. ft.)	10,000	10,000	6,000	4,000	2,500 <sup>am</sup>		1,250 <sup>ab</sup>	4,000	2,500 <sup>ab</sup>	1,500 <sup>ab</sup>					
Basic Minimum Lot Frontage (ft.)	200	150	120	120	100	150	40 <sup>b</sup>	125 <sup>b</sup>	60 <sup>b</sup>	100 <sup>b</sup>	100 <sup>a</sup>		100 <sup>a</sup>	200	
Basic Minimum/Maximum Front Setback (ft.) <sup>an</sup>	30	25	20	15	15	25	0/20	20	10/20	10	30	20	20	40	
Basic Minimum Side and Rear Yards (ft.) <sup>g</sup>	20	25	15 <sup>d</sup>	15 <sup>d</sup>	10 <sup>d</sup>	20	10 <sup>ac</sup>	25 <sup>a</sup>	10 <sup>a</sup>	10 <sup>ac</sup>	f	e	f	20	
Maximum Building Coverage (%)	10	15	20	25 <sup>a</sup>	25 <sup>a</sup>	20 <sup>a</sup>	70 <sup>a</sup>	35	35 <sup>a</sup>	35 <sup>a</sup>	20	25	25	10	
Maximum Lot Coverage (%) <sup>o</sup>	15	25	30	40	40	45 <sup>a</sup>	95 <sup>a</sup>	70/85 <sup>j</sup>	70	65 <sup>a</sup>	70	65	70	15	
Maximum Floors <sup>a</sup>	2 ½	2 ½	3	3	3	3	5	3	3	3	2 ½	3	3	1	
Minimum/Maximum Height (ft.) <sup>an</sup>	35	35	35	35	40	40 <sup>a</sup>	55	35	16/40	40	35	50	35	20	