

TOWN OF AMHERST

ADU BYLAW PROPOSAL

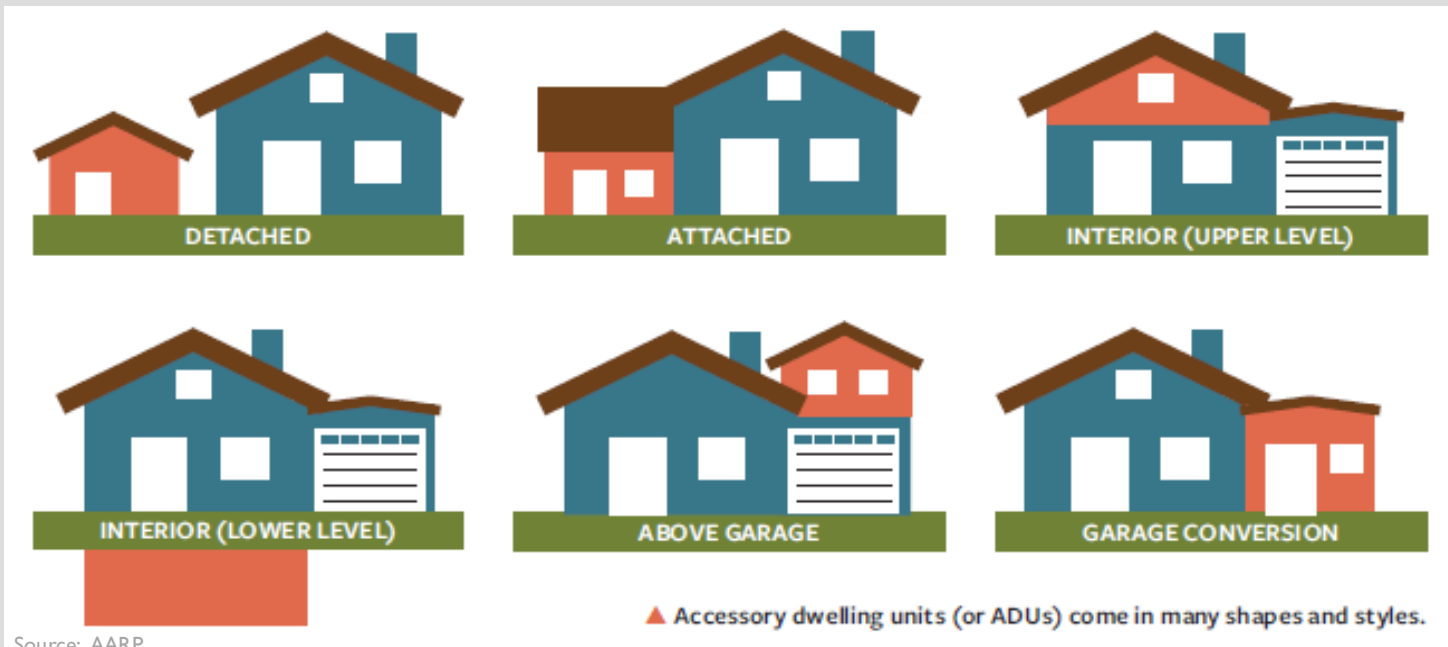
Presentation to Town Council

June 07, 2021



WHAT ARE ACCESSORY DWELLING UNITS?

- Accessory Dwelling Units (ADUs) are small dwelling units or apartments that exist on the same property lot as a single-family residence
- Independent living space with kitchen, bath, and sleeping area
- Can be located within, attached to, or detached from the primary structure
- ADUs are common and referred to by many names:
 - carriage house, back house, backyard bungalow, granny flat, in-law suite, alley house, guest house, etc.



Source: AARP



ADUs IN AMHERST



AMHERST ADU BYLAW HISTORY

2018 Proposal

2018 ADU Bylaw Proposal

- Increase Supplemental Detached Dwelling Unit to a maximum of 1,000 sq. ft. (1,100 for ADA)
- Supplemental Apartments I and II remain at 800 sq. ft. (900 for ADA)
- Unanimous support from Planning Board
 - Creates a wider variety of living arrangements such as two or three bedroom units which would benefit young families looking for rental units in neighborhood settings
 - Allows owners to downsize into ADU
- Amendment received a majority of Town Meeting support but not the 2/3 required to pass



AMHERST ADU BYLAW HISTORY

Relevant Plans

Amherst Master Plan (2010)

- Section H.I.E (p.4.4; Demographics and Housing)
- Make it easier to create attached and detached accessory apartments in all residential zoning districts

Amherst Housing Production Plan (2013)

- Recommendation 5.2.4 Supplemental Dwelling Units (p. 100)
- Possible by-right provisions for SDUs
- Design guidelines
- Reduction in parking requirements

Amherst Housing Marking Study (2015)

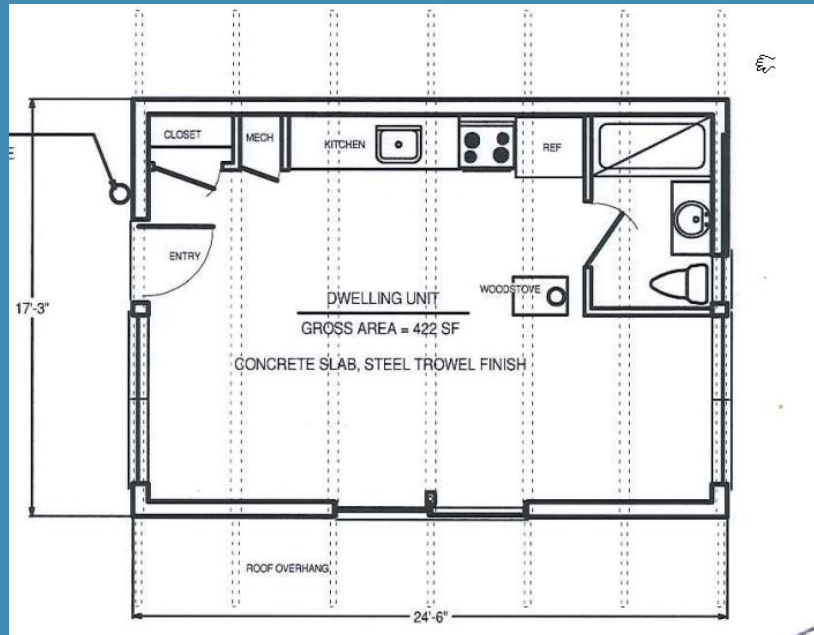
- Regulatory Recommendations; Smaller Scale Housing (p. 6-7)
- Allow supplemental apartments by right in all residential zoning districts



Beston Street

- 2015
- New Detached
- 422 sq. ft.
- Studio

ADUs Around Town



Logtown Road

- 2018
- New Detached
- 900 sq. ft. (ADA)
- 3 bedroom

ADUs Around Town



ADUs Around Town

Wildwood Lane

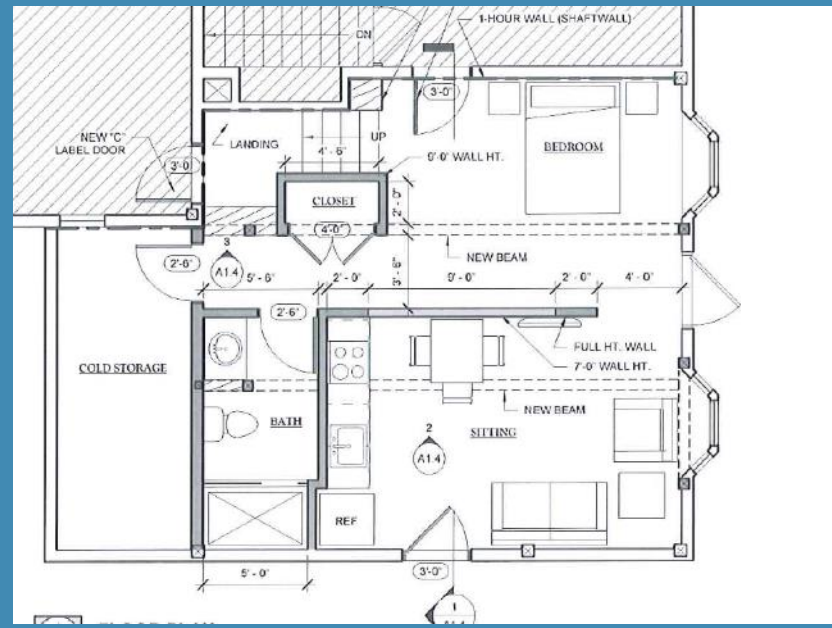
- 2015
- Fully Contained
- 560 sq. ft.
- 1 bedroom



Mill Lane

- 2017
- Fully Contained
- 540 sq. ft.
- 1 bedroom

ADUs Around Town



2021 BYLAW PROPOSAL



2021 ADU BYLAW PROPOSAL

Purpose

- Accessory Dwelling Units (ADUs) are an important tool to meet the dynamic housing needs of Amherst residents.
- This bylaw update proposes to increase the maximum square footage of ADUs, create a more streamlined permitting pathway, and adds additional design guidelines.
 - Increasing ADU maximum square footage to 1,000 sq. ft. provides opportunity for ADUs with more than 1 bedroom.
 - Streamlining permitting pathway reduces barriers to ADU development and reduces cost
 - Design guidelines ensure ADUs are compatible with the scale and character of the primary structure and surrounding neighborhood.
 - Simplifies bylaw structure



2021 ADU BYLAW PROPOSAL

Specific Changes

- Changing from “supplemental” to “accessory” to become consistent with federal, state, and industry terminology.
- Increase maximum square footage for all 3 types to 1,000 sq. ft. and eliminate minimum square footage.
- Attached and Contained ADUs allowed by-right (with requirements)
- Detached ADUs allowed by-right (with requirements) if less than 50% of primary structure habitable space (if larger, allowed by ZBA special permit)
- Added design guidelines to encourage that the architecture and scale of any detached ADU is compatible with and secondary to the primary structure.



PROPOSED CHANGES SUMMARY

Name	Square Footage Regulations	Permitting
Supplemental Apartment I Contained ADU	350 min; 800 max 1,000 max	By Right with Requirements By Right with Requirements
Supplemental Apartment II Attached ADU	350 min; 800 max; 10% increase from primary dwelling 1,000 max	Special Permit By Right with Requirements
Supplemental Detached Detached ADU	350 min; 800 max 1,000 max	Special Permit - By Right (if less than 50% of primary dwelling); - Special Permit (if more than 50% primary)



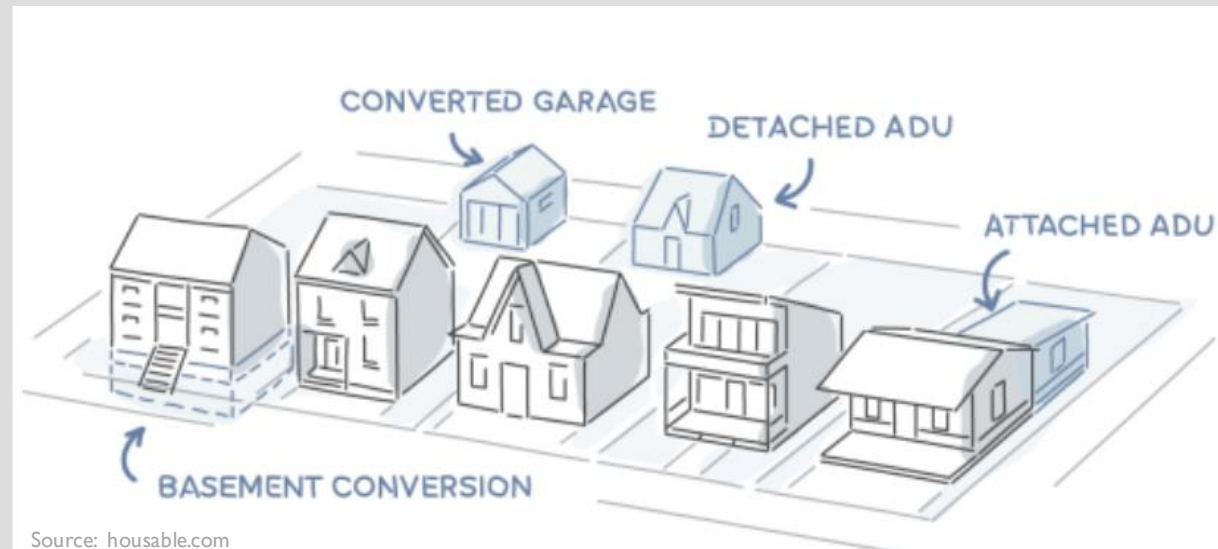
ADU RESOURCES

- AARP: [All about Accessory Dwelling Units](#)
- American Planning Association: [Accessory Dwelling Unit Knowledgebase Collection](#)
- Pioneer Institute (MA): [The State of Zoning for Accessory Dwelling Units](#)
- Mass.gov: [Smart Growth Toolkit – Accessory Dwelling Units](#)



Thank You

We Welcome Your Questions and Feedback



For more information, contact

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