D R A F T_102120

Main Motion for Accessory Dwelling Units Article

Voted: that the zoning bylaw of the town of Arlington be amended by adding the text "to encourage housing for persons at all income levels and stages of life";

to Section 1.2 Purposes, so that the section reads as follows:
The purpose of this Bylaw is to promote health, safety, convenience, morals and welfare of the inhabitants of the Town of Arlington; to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to encourage housing for persons at all income levels; to encourage housing for persons at all income levels and stages of life; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect and preserve open space as a natural resource, for the conservation of natural conditions for flora and fauna and to serve as urban amenity for scenic and aesthetic enjoyment and recreational use; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the Town; to achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses and design review; and to preserve and increase its amenities and to encourage an orderly expansion of the tax base by utilization, development, and redevelopment of land. It is made with reasonable consideration to the character of the district and to its peculiar suitability for particular uses, with a view to giving direction or effect to land development policies and proposals of the Redevelopment Board, including the making of Arlington a more viable and more pleasing place to live, work, and play.

To add the following definition to Section 2.5 Definitions Associated with Dwelling:

Apartment Building: A multi-family building designed or intended or used as the home or residence of four or more households, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.

Accessory Dwelling Unit: Four or more rooms constituting a self-contained accessory housing unit, inclusive of sleeping, cooking and sanitary facilities, on the same premises as the principal dwelling, subject to otherwise applicable dimensional requirements.

Dormitory: A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semipermanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.

To add the Accessory Dwelling Units as an "as of right" use.

5.4.2 Dimensional and Density Requirements

E. Accessory Dwelling Units in single-family dwellings and two-family dwellings in all Residential Districts shall:

1. maintain a separate entrance either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the State Building code and state Fire Safety code; and

2. not exceed 50% of the floor area of the principal dwelling.

5.4.3 Use Regulations for Residential Districts

Class of Use	**R0**	**R1**	**R2**	**R3**	**R4**	**R5**	**R6**	**R7**
Single family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y
Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	Y	Y