

# Accessory Dwelling Units



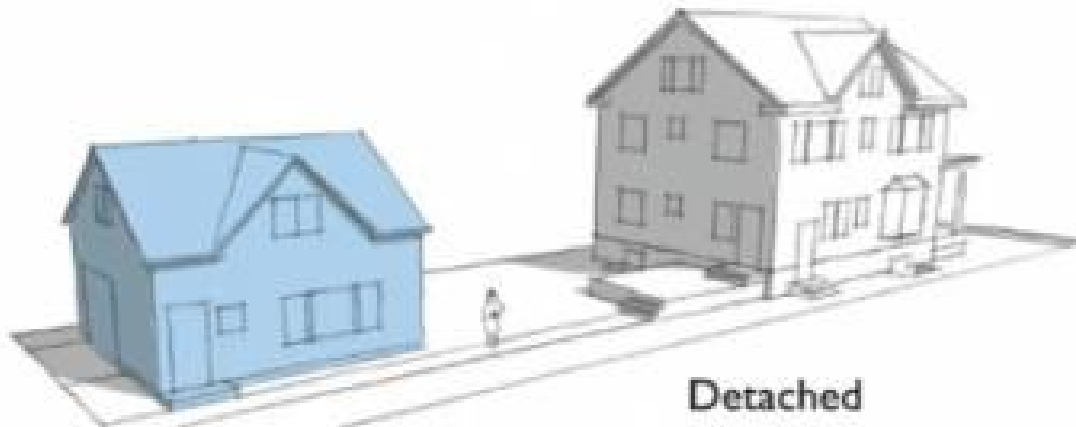
# What is an ADU?



Internal



Attached



Detached

# Overview of Key Requirements

- Allowed as an accessory use to a single-family dwelling, two-family dwelling, or duplex dwelling;
- Can be in the same building as the principal dwelling, in a building that is attached to the principal dwelling, or in a detached, accessory building on the same lot as the principal dwelling (subject to State Building Code, Fire Department regulations);
- No more than one ADU allowed per principal dwelling;
- Ownership of the ADU cannot be separated from ownership of the principal dwelling with which it is associated;
- Owner or a family member will be required to reside in either the principal dwelling unit or the ADU upon completion of the ADU;
- Can be up to 900 square feet or 50% of the floor area of the principal dwelling (whichever is smaller);
- An ADU cannot be used as a short-term rental;
- No additional off-street parking spaces are required in connection with an ADU.

# Goals of ADU Zoning Amendment

- Provide Arlington property owners with an opportunity to:
  - Age in place;
  - Create independent living space for elderly, disabled or other family or household members;
  - Downsize, yet remain on their property;
  - Earn supplemental income from investing in their properties.
- Help Arlington residents to conserve and grow their property values.
- Encourage housing for persons of all income levels and ages.
- Help to expand the tax base without detracting from the existing character of the affected neighborhoods.
- Enable property owners to create or add an ADU without having to incur the risk and associated costs of denial of discretionary zoning relief.

# Who Are These ADUs For?

- Seniors on fixed incomes with rising tax bills
- Homeowners looking to build equity and revenue from their homes
- Single residents
- Adult children wanting to stay in Arlington, but not in their childhood bedroom
- Grandparents who can be helpful to their grandchildren
- People who want to “age in place”
- Room for childcare or household help
- Town will gain revenue from new permit fees
- New residents will be customers for local businesses