

The following language to be inserted:

DEFINITIONS

201-3. DEFINITIONS.

ACCESSORY DWELLING UNIT (ADU) – A self-contained detached or attached housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as the principal single-family dwelling and that is accessory to an owner-occupied Single-Family Dwelling located in a Residential or Mixed Use Zoning District. Only one ADU shall be allowed on a Lot. An ADU shall:

1. Remain in single ownership with the principal Single-Family Dwelling;
2. Not be used as a short-term rental unit as defined by MGL c. 64G;
3. Be located on the same Lot as the principal Single-Family Dwelling;
4. 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 for safe egress;
5. Not be larger in floor area than 900 square feet; and
6. Complies with the parking requirements (based on total bedroom count on the Lot) of the Zoning Bylaw.

203-17. ACCESSORY DWELLING UNITS:

Intent:

1. Provides an opportunity to support residents on fixed incomes who wish to remain in their home.
2. Increase the number of moderately-priced rental units in the Town.

An Accessory Dwelling Unit is allowed by right in all Residential and Mixed Use zoning districts provided that:

1. The principal Single-Family Dwelling and the Lot on which it is located conforms to the area and dimensional requirements of the underlying Zoning District; or
2. The principal Single-Family Dwelling and/or the Lot on which it is located do not conform to the area and dimensional requirements of the underlying Zoning District, but the ADU does not create any new zoning non-conformities; and
3. It complies with all minimum standards of applicable health and building codes.

For the purposes of permitting Accessory Dwelling Units within the Town under this Section of the Bylaw, the following shall not be considered single-family dwellings:

1. A condominium as otherwise defined by Massachusetts General Laws; or
2. A townhouse dwelling as defined with Section 201-3 of this Bylaw.

TOWN OF PLYMOUTH

Timothy Grandy, Chair
Steven Bolotin, Vice Chair
Carl Donaldson
Birgitta Kuehn
David Peck