

## 14.3 Accessory Apartments in an R-1 District

### Executive Summary

At Annual Town Meeting on Saturday March 25, 2017, the Housing Commission will present a revised Accessory Apartment bylaw that incorporates Department of Housing and Community Development (DHCD) regulations to permit Affordable Accessory Apartments to be counted on the town's Subsidized Housing Inventory (SHI).

14.3.4 is the proposed Affordable Accessory Apartment bylaw which replaces 14.3.8 and 14.3.9. These sections offered zoning incentives for homeowners participating in the former Affordable Accessory Apartment program but did not add units to the SHI, and so are being replaced with two new programs: (1) Deferred Payment Grant Program and (2) Property Tax Reduction Program (not found within the bylaw). While no substantive changes have been made other than in section 14.3.4, the remainder of section 14.3 of the bylaw has been re-formatted to distinguish between Requirements and Procedures that will apply to Accessory Apartments, Affordable Accessory Apartments and Multiple Accessory Apartments; and to improve the overall organization and clarity of language.

Two new sections are being added. The first is 14.3.1 Definitions which replaces 14.3.1 and 14.3.2. which differentiates between Accessory Apartments, Affordable Accessory Apartments and Multiple Accessory Apartments. The second section is 14.3.6 Termination of Accessory Apartment Special Permits of the Property which replaces 14.3.10. The Termination section clearly defines when a Special Permit expires and the procedure for re-instating a Special Permit for Accessory Apartments and Affordable Accessory Apartments.

Section 14.3 revisions to the bylaw have the support of the Planning Board, Housing Commission and Affordable Housing Trust.

Attachments: (1) (color paper) Annotated Accessory Apartment Bylaw  
(2) (white paper) Current bylaw