

Accessory Dwelling Units (ADU)



What is an ADU?

- A self-contained, single unit providing complete, independent living facilities on the same lot as a principal dwelling with permanent provisions for living, sleeping, cooking and sanitary facilities.
- May be part of an accessory structure, such as a detached garage, or a unit that is part of an expanded or remodeled dwelling.

- Maintains a separate entrance from principal dwelling which meets building code requirements.
- Has a floor area no larger than $\frac{1}{2}$ the floor area of the principal dwelling or 900 Sq. Ft., whichever is smaller.
- Any lot with, or zoned for, a principal single-family dwelling unit may have one ADU “by right.”

Any single-family dwelling proposed for the addition of an ADU shall meet the zoning requirements for a single-family dwelling in the zoning district in which it is located or shall be an existing, non-conforming, single-family dwelling with non-conformity(ies)

which shall not be exacerbated by the addition of an ADU.

Why Now?

On Aug. 6, 2024, Governor Healey signed the Affordable Homes Act into law (Chapter 150 of the Acts of 2024).

Section 8 of the Affordable Homes Act amends the Zoning Act to allow ADUs up to 900 square feet to be built by right in single-family zoning districts.

The ADU Act must ***Meet local municipal restrictions***, including, but not limited to, additional size restrictions and/or restrictions or prohibitions on short-term rental if the city or town decides to impose these.

Local Restrictions and Your Vote

The Planning has spent many hours over the course of 12 meetings to discuss ADU Zoning restrictions for Milton. Some considerations include:

- Setbacks and Floor Area Ratios
- Parking accommodations
- Design standards
- Access to Public transportation
- Rental period limitations
- Utility hook-ups

Process and Procedures

- The Planning Board may impose reasonable conditions to satisfy compliance with the Design Standards.
- The Planning Board shall consider the Site Plan Approval Submission at a meeting held no less than 30 days after receipt of the complete submission.
- The Planning Board shall issue its written decision to the applicant and the Building Commissioner no more than 75 days after receipt of a site plan approval submission.
- The decision of the Board shall be by a majority vote of the Board as constituted (i.e., three affirmative votes).

What is the Purpose of ADUs?



- (1) To increase the range of housing choices
- (2) To encourage a more energy efficient and economical use of the current housing stock.
- (3) To develop housing units on single-family residential properties that are appropriate for households at a variety of stages in life.
- (4) To encourage greater diversity of population with particular attention to young adults and senior citizens.
- (5) To help the Town meet its housing needs without detracting from its historic character and existing patterns of development.

Thank you

Milton Planning Board

Meredith Hall, Chair

Cheryl Tougias, Secretary

Sean Fahy

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Jim Davis