

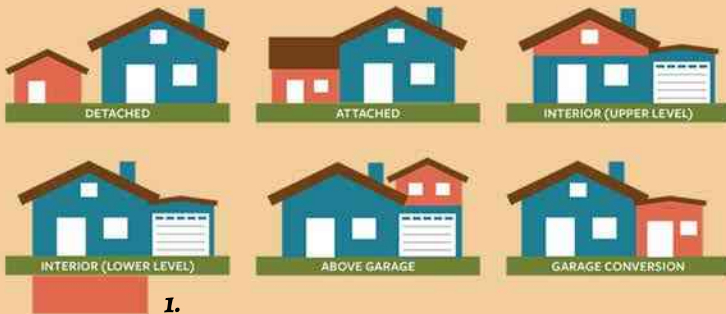
Amending Needham's ADU bylaw

The reasons for creating or living in an ADU are as varied as the potential uses:

- ~ Provide financial flexibility
- ~ Empty nester opportunity to age in place
- ~ New home buyers can supplement income
- ~ Individuals in need of a caregiver or nanny
- ~ A child with a disability to live nearby
- ~ Starter home option for young adults
- ~ Local work force to live in town



Accessory dwelling units (or ADUs) come in many shapes and styles.



1.

ADUs make use of the existing infrastructure and housing stock and are environmentally friendly and respectful of a neighborhood's pace and style.

"Given the shortage of smaller homes, most of our friends who have already downsized have moved out of town. While we would prefer to remain in Needham, we are, sad to say, probably going to be forced to follow that option. Needham has yet to consider the needs of all of its citizens."

Needham senior resident quote (2018)

ADUs are flexible. Over time, a single ADU might be used in many ways as an owner's needs and life circumstances change.

"Communities that understand the benefits of ADUs allow homeowners to create them."

AARP - The ABCs of ADUs - A Guide to Accessory Dwelling Units

- ~ ADUs are an economical housing option.
- ~ ADUs are community compatible.
- ~ ADUs are good for the environment.
- ~ ADUs are just the right size.
- ~ ADUs are able to house people of all ages. ¹

The appearance and essential character of the neighborhood will be maintained by keeping the essential character of a single-family dwelling or a single-family dwelling with an accessory structure.

Can you find the Accessory Dwelling Unit? (ADU)



1. "The ABCs of ADUs: A Guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages." Edited by Eli Spevak and Melissa Stanton, AARP.org, 2021, <https://www.aarp.org/content/dam/aarp/livable-communities/housing/2021/ADU-2021-WEB%20ingles-1109.p>

ADU benefits for Needham



2.

- Housing options for seniors to age in place, adult children, small families, young professionals, people with disabilities, and the Town's work force.
- Increasing housing supply through focused, small-scale development, utilizing energy, water, materials, and the Town's infrastructure more efficiently, thereby decreasing our residential carbon footprint.
- Low-impact, sustainable housing production, diversity, and affordability in the Town's neighborhoods that preserves the single-family feel of Needham and doesn't require expansions of Town infrastructure.
- Providing opportunities for both employees and new customers of local businesses to live in Needham.

2. Graphic acknowledgment to Building a Better Wellesley Wellesley 2022 ADU campaign

Specifics of Needham's Proposed Bylaw Amendment³

Code Compliance	All	ADUs must satisfy ALL of the requirements of the Needham Zoning Bylaws, as well as state building and health codes.
Attached ADUs	By Right	Attached ADUs could now be built "as of right", providing easier access to a straightforward, less expensive approval process.
Detached ADUs	Special Permit	Some residents may want to convert old garages and accessory buildings, or build new. Either way, a special permit process is required that will allow abutter participation and redress with a public hearing.
Owner Occupancy	Yes	To give stability to the neighborhood, there must be owner occupancy either in the ADU or in the principal unit. The owner supervises the use of the unit and its impact on the neighborhood.
Appearance	Match in style	An ADU shall be constructed to maintain the appearance and essential character of a single-family dwelling or a single-family dwelling with an accessory building.
Entrances		An ADU exterior door will present as a side entrance or, if facing the public street, as a secondary entrance, subordinate to the primary entrance for the principal dwelling.
ADUs Per Lot	One	Only one ADU can be built per lot.
ADU Unit Size	Up to 900 sq. ft.	An ADU can be no larger than 900 gross square feet, and accommodate no more than one bedroom.
Occupancy Limit	As per zoning	Occupancy of the unit that is not owner-occupied shall be limited to a member(s) of the owner's family, or a caregiver and their family, or a lessee and their family, provided that occupancy of the principal dwelling unit and the ADU combined shall be limited to five persons who are not family of the owner.
Parking	Off-street parking	Off-street parking shall be provided for residents of both units, with a minimum of one parking space per dwelling unit.
Minimum Rental Period	6 months	An ADU owner as lessor may permit the occupancy of the ADU or principal dwelling by the lessee (and family) for a period of time no less than six (6) months. Subletting and/or assignment are prohibited.
Certification	Yes	An ADU owner must file annually with the building department, certifying that one of the units continues to be their primary residence, and that the other unit is occupied by a family member, caretaker, or lessee of the owner.

3. Needham Planning Department



Attached apartment



Attached garage conversion



Detached garage conversion