

### **Protected Use Accessory Dwelling Units (ADU)**

An ADU is a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a Principle One Family Dwelling Unit, subject to dimensional and parking requirements.

Only one Accessory Dwelling Unit may be considered a Protected Dwelling Unit.

An ADU is not a Tiny House nor are they Mobile Homes. It can be a Modular Home Dwelling Unit.

1. Maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principle Dwelling sufficient to meet the requirements of the Building Code for safe egress.
2. The ADU may not be larger than the Gross Floor Area than  $\frac{1}{2}$  the Gross Floor area of the Principle Dwelling (excluding crawl spaces, garages, attics, enclosed porches and similar areas) or 900 sq feet, whichever is smaller.
3. Is subject to additional restrictions as may be imposed by the municipality, including, but not limited to, additional size restrictions, restrictions on Short Term Rentals. IN the case of Ashland, until such time as the bylaw is adopted, all ADU's must comply with the dimensional requirements of the zoning district which are applicable for the Single Family dwelling or accessible structures.
4. Under the Town of Ashland Zoning Ordinances, Accessory structures may not be placed within required yards, except that permitted signs or roadside stands may be located within required front yard area, and a permitted one-story accessory structure may be located within a required rear yard, provided that it occupies not more than 30% of either the required or actual yard, and further provided that it is not located within 10ft of any property line.
5. The ADU is considered a Single Family Home and as such is subject to the State Building Codes, including separation requirements for those who want to consider converting a basement or adding an ADU directly onto a Principle Dwelling Unit.
6. An ADU may be located in several locations: as a separate unit 10 feet or more from the Principle Dwelling Unit, within a PDU or an addition to a PDU.
7. ADU's are required to meet the Towns zoning setback requirements.
8. An ADU may not be subdivided away from the PDU.
9. You must provide a least 1 parking spot unless you are within  $\frac{1}{2}$  mile of the Transit Station.

### **Requirements for Permits for an ADU**

1. A certified plot plan, stamped by a PLS or PE showing the location of the PDU and the ADU must be provided, with setbacks and dimensions shown and any driveways.
2. Provide approval from the DPW for the water and sewer and show those locations on the plot plan for the ADU. Separate water meters and sewer are required.

3. If there is a septic system, then an approval is required by the Board of Health for the ADU.
4. If requesting to NOT have to include a parking space, then a map showing the proposed ADU and the Train station locations are to be shown with the distance noted.
5. A HERS Rater will be required.
6. If the ADU is to be located within or attached to a PDU then the fire rated barrier must be shown, new electrical meters broken out from the PDU panel must be shown.
7. A full set of plans, showing the foundation, framing, insulation, windows and doors, room locations, bathroom, smoke detectors, heat detectors and CO2 must be shown.
8. Any man made structural lumber must be stamped by an engineer or registered architect
9. Both the PDU and the ADU are required to have street numbers located on them with a minimum 4" high numbers by the main entrance of both. The number shall be chosen by the Building Commissioner. The numbers must be clearly visible from the street.
10. All curb cuts must be approved by the DPW.
11. An ADU may require a Special Permit or Variance similar to a PDU would if required by the Town of Ashland Zoning Ordinances.