

**FINAL REPORT AND RECOMMENDATION TO
ALLOW ACCESSORY DWELLING UNITS
IN ALL RESIDENTIAL AND MIXED-USE ZONING DISTRICTS**

DATE OF PUBLICATION OF PUBLIC HEARING: October 5, 2023

October 12, 2023

DATE OF PUBLIC HEARING: October 25, 2023

VOTE: On October 25, 2023, the Planning Board voted (5-0) **to support** the following amendment to the Zoning Bylaw:

INTENT OF THE PROPOSED AMENDMENT:

1. Increase the number of dwelling units available for year-round rental in Town;
2. Encourage a more economic and efficient use of the Town's housing supply while maintaining the appearance and character of the Town's single-family neighborhoods;
3. Adapt single-family residential properties so they are supportive of residents at a variety of stages in their life cycle;
4. Encourage greater diversity and support of all populations with particular attention to young adults and senior citizens;
5. Provide homeowners with a means of obtaining rental income to defray housing costs;
6. Provides an opportunity to support residents on fixed incomes who wish to remain in their home; and
7. Increase the number of moderately-priced rental units in the Town.

NEED AND JUSTIFICATION FOR THE AMENDMENT:

Accessory dwelling units are small, one-bedroom rental only and only applies to single family dwellings.

The use of an accessory dwelling unit for a short-term rental (i.e. Airbnb) is prohibited.

This amendment seeks to create affordable housing opportunities for Plymouth's workforce. It also has the potential to provide rental income to residents on fixed incomes who would like to remain in their homes.

PROPOSED AMENDMENT:

Plymouth Zoning Bylaw Use Table

Insert F (5) as follows:

| Key: Y = permitted by right; SP = Special Permit and X = not permitted (prohibited) | | | | | | | | | | | | | | | | | | |
|---|----------------------------|-----------------------|------|------|--------|--------|---------------------|-------|----|----------------------|----|----|----|----|------------------|----|----|------|
| | | Residential Districts | | | | | Mixed Use Districts | | | Commercial Districts | | | | | | | | |
| | | RR | R-40 | R-25 | R-20SL | R-20MF | DH | LI/WF | WF | NC | TC | GC | AC | LI | AP ²⁸ | MC | HC | CVED |
| F | Accessory | | | | | | | | | | | | | | | | | |
| | 5 Accessory Dwelling Units | Y | Y | Y | Y | Y | Y | Y | Y | X | X | X | X | X | X | X | X | |

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, Chairman



Carl Donaldson


Steve Bolotin


David Peck

Birgitta Kuehn

BEING A MAJORITY OF THE PLANNING BOARD
DATE SIGNED BY THE PLANNING BOARD: November 29 2023

DATE FILED WITH TOWN CLERK:

c:

November 30 2023

Town Clerk
Board of Selectmen
Advisory and Finance Committee

009934

RECEIVED
TOWN CLERK'S OFFICE
PLYMOUTH, MA

2023 NOV 30 AM 10: 50