

# Accessory Dwelling Units Community Meeting



January 25, 2021 at 6:00



# What is an Accessory Dwelling Unit

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (detached) single-family home.





# Housing Needs Assessment

“To produce more rental housing throughout the community”

## LOW VACANCY PUSHES HOUSING PRICES UP



**OWNERSHIP  
UNITS VACANT**



**RENTAL  
UNITS VACANT**

A balanced market should have at least a 1.5% vacancy rate for ownership and 7% for rental vacancy rate.

## RENTERS ARE ESPECIALLY BURDENED



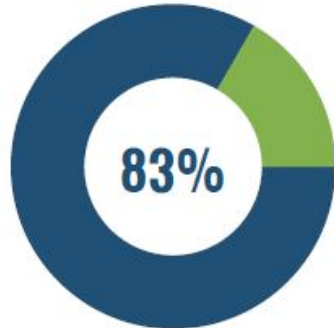
Almost **ONE IN EVERY TWO** **RENTERS** spends too much income on rent.

# Housing Needs Assessment

“More housing choice”

Mostly single-family detached housing

## CHOICES ARE LIMITED



Most of the housing stock (83%) is single family.

## HOME OWNERSHIP IS OUT OF REACH FOR FAMILIES

AFFORDABLE PRICE FOR A HOUSEHOLD OF 4  
AT BARNSTABLE'S MEDIAN HOUSEHOLD INCOME

\$209,000

2014 MEDIAN SALE PRICE

\$432,500

# Housing Production Plan

A comprehensive housing plan informed by citizen participation that will serve as the local roadmap to address the costs and availability of housing in Barnstable.



# Housing Production Plan

**Allow market-rate accessory apartments  
to increase housing options**



Year-Round



Diverse Options



Intergenerational

# ADUs on Cape Cod

“The gap between the median annual income and the cost of housing continues to widen at the same time as average household size declines on Cape Cod creating a **demand for smaller units** affordable to the regional population.”

“In those areas of our region **with limited infrastructure and sensitive habitats ADUs will be an important part** of meeting Cape Cod’s housing challenge.”



CAPE COD  
COMMISSION



# CCC Model Bylaw

The Cape Cod Commission drafted a model ADU bylaw allowing ADUs 'by right' to support the addition of small scale housing alternatives to meet the needs of our region.



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COMMISSION

# ADUs in Other CC Towns

**Nine** other Towns on Cape Cod have adopted  
by-right Accessory Dwelling Unit bylaws



# Discussions to Date

- Town Council Zoning & Regulatory Committee has met several times to discuss ADUs, review model bylaw, and discuss provisions as they may relate specifically to Barnstable



# Purpose & Intent

The intent of permitting Accessory Dwelling Units is to:

- Increase the number of dwelling units **available for year-round rental in Town while remaining within our current wastewater capacity limitations**;
- **Adapt single-family residential** properties so they are **supportive of residents at a variety of stages in their life cycle**;
- Encourage **greater diversity and support** of all populations with particular attention to **young adults and senior citizens**; and
- 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**; and
- Provide homeowners with a **means of obtaining rental income to defray housing costs**.



# ADU Considerations

- Town-wide ordinance
- Accessory to single-family dwellings
- For rental
- One per lot
- Provisions for “by-right” and special permit



# ADU Considerations: Design & Appearance

- Appearance remains single-family
- If second entrance, less visible from street
- Additions consistent in design (architecture, materials, etc)
- Parking off-street



# ADU Considerations: Water Resources & Septic

- Sewage disposal will be satisfactorily provided for in accordance with the provisions of Title 5 and Board of Health regulations
- The principal dwelling unit and accessory dwelling unit shall meet all wastewater requirements for the combined number of bedrooms/ wastewater flow on the lot.



# ADU Considerations:

## Size of ADU

- No more two bedrooms
- Maximum habitable floor area of 50% of the habitable floor area of the principal single family dwelling unit or 1,000 square feet, whichever is less
- More than 2 bedrooms or 1,000 sq.ft with Special Permit





# ADU Considerations: Occupancy

- No more than 2 adults
- More than 2 adults with Special Permit



# ADU Considerations: Rentals

- An ADU and/or the principal dwelling to which it is accessory may be rented.
- An ADU or principal dwelling to which it is accessory shall be rented for a period not shorter than 12 months at a time.



# What's Next

- Community Input, Questions, Discussion
- Evaluate new Commonwealth Housing Choice provisions
- Zoning Amendment (public hearings at Planning Board & Town Council)



# Comments & Questions

- Comments & questions tonight
  - Raise your hand
- Following the meeting
  - TownofBarnstable.us > Planning & Development > Accessory Dwelling Units
  - Elizabeth Jenkins  
elizabeth.jenkins@town.barnstable.ma.us

