



Watertown Affordable Housing Trust Meeting

Tuesday, April 15, 2025 at 6:00 PM
3RD FL CONFERENCE ROOM, ADMINISTRATION
BUILDING

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on April 15, 2025 at 6 PM. Location: 3RD FL CONFERENCE ROOM, ADMINISTRATION BUILDING
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91712481602>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 917 1248 1602
- E. Public may comment through email: lfield@watertown-ma.gov
- F. Please Visit the Watertown Affordable Housing Trust Website here: <https://www.watertown-ma.gov/924/Watertown-Affordable-Housing-Trust>

-
1. Minutes of March 18, 2025 meeting
 2. Accessory Dwelling Units
 - A. Community Dialogue (March 24 event)
 - B. Public comment (Note: this is not a public hearing but comments are welcome)
 - C. Discussion: Considerations for ordinance
 3. Other Business
 4. Vote to go into EXECUTIVE SESSION-PUBLIC MEETING WILL NOT RECONVENE
Executive session pursuant to the provisions of G.L. c.30A, §21(a)(6) to consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Accessory Dwelling Units



WATERTOWN AFFORDABLE HOUSING TRUST
PRESENTATION

MARCH 24, 2025



From AARP's ADU Guide

WHAT IS AN ADU?

- We all pretty much know the answer...
- It's where Fonzie lived in *Happy Days*, above the garage
- But the more technical answer is:
A self-contained unit subordinate to the principal dwelling on a lot. ADUs are typically smaller than the principal dwelling, must comply with the building code, have their own sleeping/cooking/sanitary facilities, and cannot be sold separately

ATTACHED vs. DETACHED ADUs

ATTACHED TO PRINCIPAL DWELLING



Source: AARP

ON SAME LOT BUT DETACHED



Source: Berkshire Eagle

INTERNAL ADUs

WITHIN THE PRINCIPAL DWELLING



Source: AARP

COULD BE ALMOST ANYWHERE



Source: Landis Architects/Washington DC

NEW STATE LAW (became effective on February 2, 2025)

- ❑ Defines “protected use” ADUs that must be allowed “by right” in a single-family zoning district
- ❑ Cannot require owner occupancy or regulate who can live in ADU
- ❑ Can require no more than one parking space for the ADU—and none can be required if within ½ mile of a bus stop
- ❑ Can require compliance with existing dimensional standards and can prohibit short-term rentals (as Watertown does)

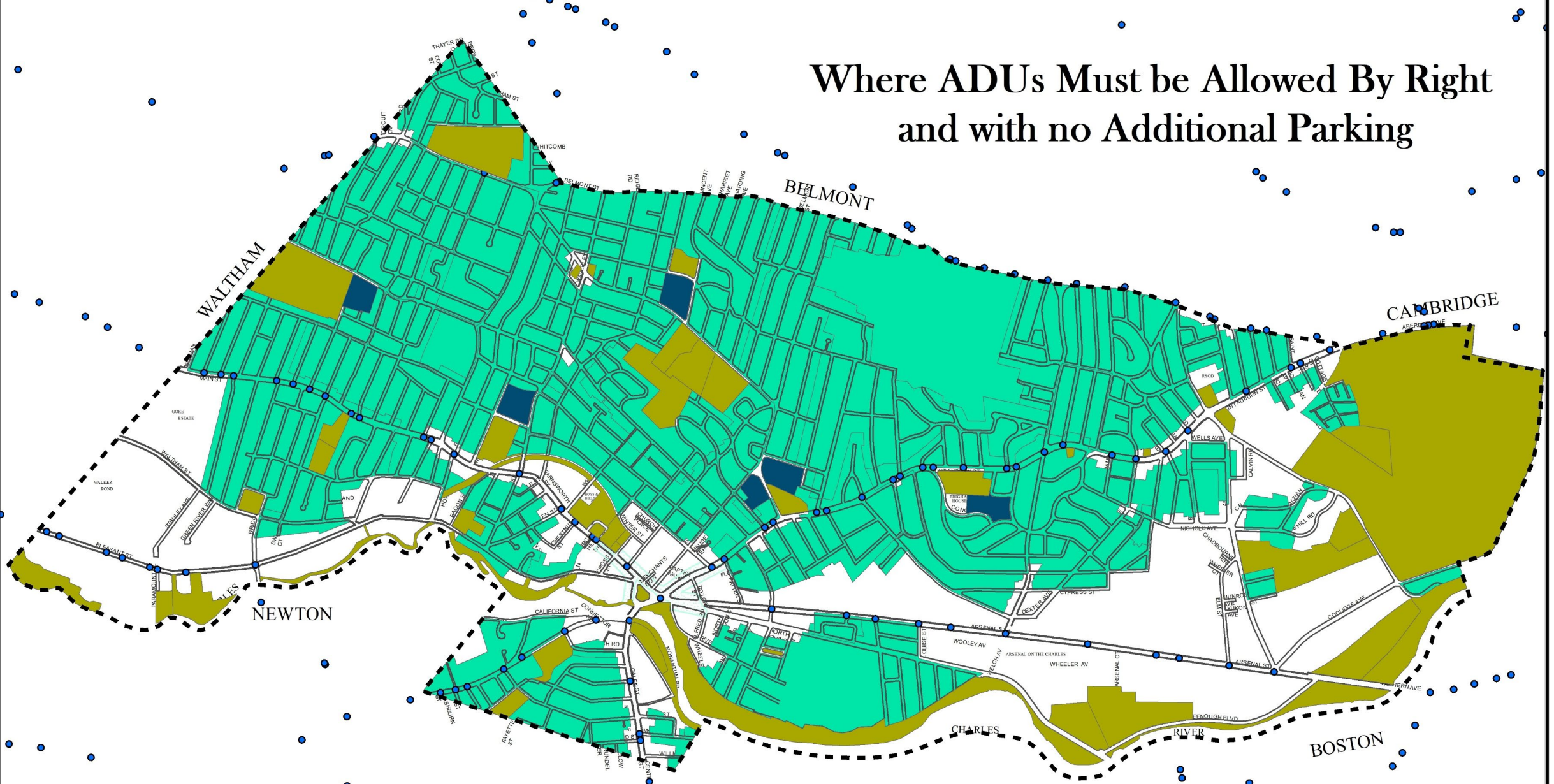
PROTECTED USE ADUs (only one per lot)

- Subsidiary to a Principal Dwelling
- 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
- No larger than half the gross floor area of the Principal Dwelling or 900 square feet, whichever is smaller
- Within a zoning district that allows single-family homes
- The Principal Dwelling can be a single-family, or the **largest** unit in a two-family or larger multi-family building

INTERIM ADU ORDINANCE (November 2024)

- ❑ Before interim ordinance, ADUs not allowed in Watertown
- ❑ “Placeholder” to allow for robust public process in 2025
- ❑ Protected use ADUs allowed in single family zoning districts but only on single family lots
- ❑ Allowed by right but with “site plan review” process
- ❑ Parking requirements echoing new state law (1 space per ADU except when ½ mile from public transit)

Where ADUs Must be Allowed By Right and with no Additional Parking



Zoning: S-6; S-10; CR; SC; T; R.75; R1.2
• MBTA Bus Stops

Site Plan Review

- ❑ Site plan review is a “non-discretionary” process
- ❑ Site plan review standards must be clear, objective and reasonable
- ❑ Watertown’s site plan review provisions are not designed for small residential buildings (e.g., single-family or two-family)

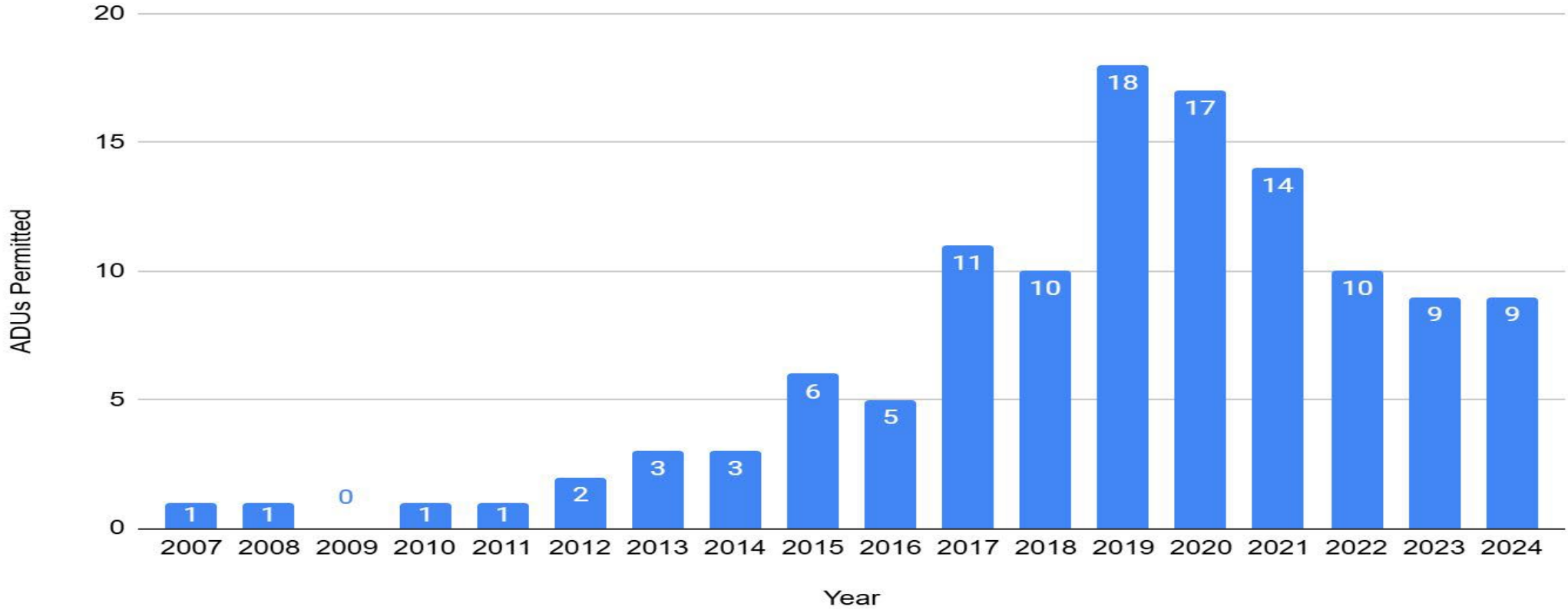
ADUs IN NEWTON

- ❑ First allowed in 1987 and liberalized in 1990
- ❑ Major reform in 2017
 - Internal ADUs allowed by right (if less than 1,000 sf), with no minimum lot area and no parking requirement
 - Detached ADUs allowed by special permit
- ❑ 2022 update allowed detached ADUs by right (if less than 900 sf) and relaxed setbacks
- ❑ In a city of over 30,000 homes, 121 ADUs have been allowed and an average of 12/year since the major 2017 reform

Report: “the apartments offer new opportunities for seniors to remain in Newton”
(Boston Globe 4/6/17)

NEWTON

ADUs Permitted by Year

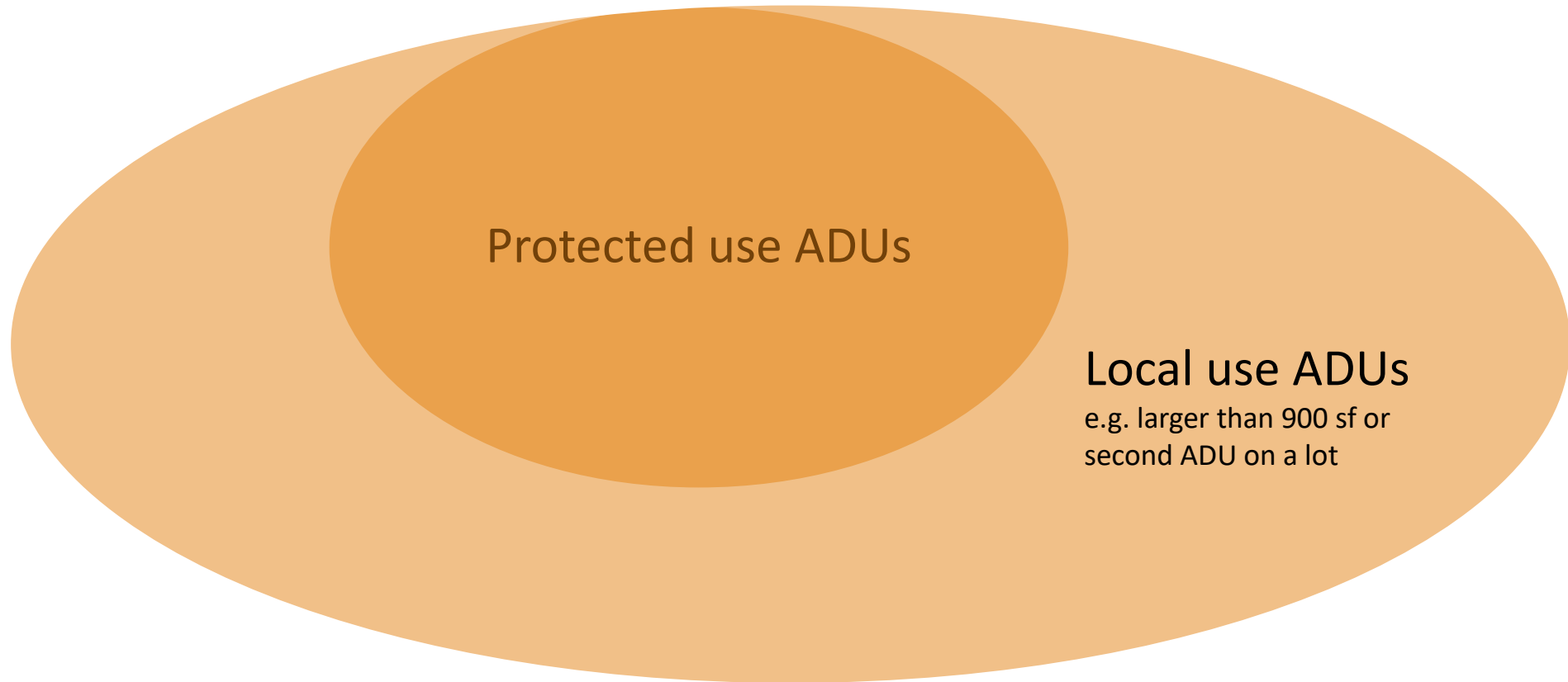


ADUs IN LEXINGTON

- ❑ Between 2007 and 2016, 27 ADUs permitted
- ❑ In 2016, a major reform allowed internal ADUs (less than 1,000 sf) by right and detached or larger ADUs by special permit
- ❑ Since then, 31 ADUs were permitted
- ❑ In a town of over 12,000 homes, 58 ADUs have been permitted

“[Lexington] is launching an education and outreach campaign for their ADU program to raise public interest”
--HUD 2008 case study

PROTECTED vs. LOCAL USE ADUs



Next steps to develop an ADU ordinance

- ❑ Your ideas tonight and in a follow-up survey
- ❑ Affordable Housing Trust and staff will develop a proposed ordinance
- ❑ The City Council will decide on a process that will involve further public participation
- ❑ Any zoning ordinance will require public notice and public hearing

Contact Information

Steve Magoon, Assistant City Manager, Community Development & Planning smagoon@watertown-ma.gov

Gideon Schreiber, Director of Planning & Zoning
gschreiber@watertown-ma.gov

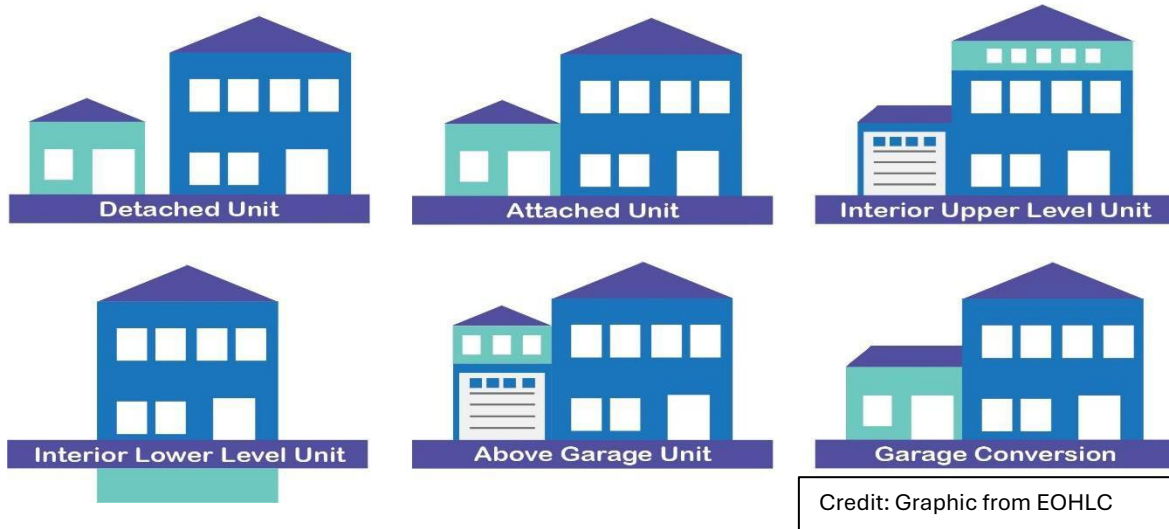
Larry Field, Senior Planner lfield@watertown-ma.gov

Cliff Cook, Chair of the Watertown Affordable Housing Trust

Accessory Dwelling Units

Below is background information on Accessory Dwelling Units (ADUs).

What is an ADU?



An ADU is a small residential living space located on the same lot as another home. ADUs can be internal within an existing primary residence, attached to a primary residence as an addition, or detached, like a cottage or converted detached garage.

Why talk about ADUs now?

In August 2024, Massachusetts Governor Maura Healey signed the Affordable Homes Act which required every city/town to allow ADUs “by right.” At the time, Watertown did not allow them. In November 2024, Watertown passed an “interim” ADU ordinance. This interim ordinance anticipated there would be a robust and thoughtful public process in 2025 to create a comprehensive ADU ordinance that would work for Watertown.

What’s the plan for the ADU dialogues?

At the community dialogue event, the City/Affordable Housing Trust will deliver a short presentation, followed by a brief Q&A. Then, facilitators from Watertown Community Conversations will facilitate small group dialogues about the neighborhood issues involved in shaping an ADU ordinance. The Affordable Housing Trust plans to use ideas generated during this event to help shape a proposal to the City Council. Once a proposal is before the Council, there will be further opportunities for public participation.

How does the State’s new ADU law work?

The state law created a category of “protected use” ADUs. If a proposed ADU fits **within** that category, the city/town must allow it by right and must limit regulation as set forth in

the law. Proposed ADUs **outside** the protected use category may be subject to more regulation—or not, as it is the city/town’s decision.

What is a protected use ADU?

Protected use ADUs are on the same lot as the principal dwelling and cannot be larger in gross floor area than ½ the principal dwelling or 900 square feet, whichever is smaller. The principal dwelling can be a single family—or the largest unit in a two family, or larger multi-family building. There can be only one protected use ADU on a lot, although a community could allow more ADUs by right or by special permit.

Regulation of a protected use ADU

If an ADU is a protected use, the city/town cannot: 1) require that the owner of the principal dwelling live in one of the two units, 2) cannot require additional parking for a protected use ADU located within ½ mile of a bus stop. Essentially all of Watertown’s single family zoning area is within this ½ mile buffer.

A city/town can prohibit use of ADUs as short-term rentals. Since Watertown does not allow short-term rentals, any rental ADUs must be rented out for more than 30 days.

What was included in the City’s interim ADU ordinance?

The interim ordinance allowed ADUs only in zoning districts that allow single family dwellings. Within these districts, ADUs were allowed only on single family lots. The ordinance defined ADUs using the dimensions in state law and did not allow any larger ADUs. The interim ordinance required all ADUs to go before the Planning Board for a site plan review. The ordinance required one parking space/unit in any area where that would be permitted by state law.

Want to learn more about ADUs?

Here are links to resources on ADUs:

Massachusetts Executive Office of Housing & Livable Communities

<https://www.mass.gov/info-details/accessory-dwelling-units>

American Association of Retired Persons (AARP)

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-webinar.html>

New Hampshire Housing Finance Agency (includes links to informative videos)

<https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>

Watertown ADU Community Dialogue Notes
March 24, 2025 – Coolidge School Apartments, 6:00 pm

Round 1 - How do you think ADU's would affect your neighborhood?

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- Garage boundaries, neighbors won't like them
- SFM (sp? Single family?) behind DF (?) on his street
- 2 family – parking in winter is difficult already
- Single ppl/couples > families will want them (transient)
- Own 2-family near Victory Field, wants more data comparison of lot sizes
- Watertown has smaller lots
- Already low on green space
- Existing garages could be converted
- Adding more would create congestion
- Short term rentals impact on neighborhoods
- Mixed neighborhoods, own multifamily, renters in other units, ppl want to move to Watertown
- Want to attract ppl, not enough house right now
- Wants to buy a 2-family ADU in Watertown to older and younger couples

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- Hopefully ADUs will give ppl more housing
- Might not have a real affect
- Very crowded
- More accessibility (ie: schools)
- Multiple generations live in one house
- Parking – more cars
- Absentee landlord
- Taxes will go up
- Very exciting
- Less destruction
- Rent out ADUs
- Very reasonable

Group 3

Facilitator: Alice

Note-taker: Liz A.

- Environmentally friendly
- More affordable-everything is so expensive
- Don't think many people will actually build
- We're already very dense with 2 families, if all the lots had ADUs ?
- As a landlord, I have a lot of inquiries every time, it's a need I would love to fulfill
- A lot of access through bus and bike

- Would be great to be able to ? (unsure of word) my lot and have my son move in
- Stress on property lines
- Green space a concern
- Support for local businesses
- Additional parking stress, especially with the winter parking ban, there are streets were it would add a lot of cars & businesses
- Don't think it will change my neighborhood much
- Income for people
- Less expensive housing / more affordable

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Assumed she could do what she wanted/didn't know that it was a recent development
- Keeping people in town/families together, green spaces are already small though
- Distance between properties is already tight
- Alleviate housing crisis, safety considered, looks forward/but have concerns
- I wish there was a way to satisfy everyone

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Parking – already tight
- Occupancy allowed – how many per unit
- Green space concerns
- Not sure it would affect my neighborhood (East)
- Excited about diversification
- Oakley area/single family has a lot of street parking
- Winter parking an issue
- Good opportunity for younger folks to live in Watertown
- Will additional bus stops be added

Round 2 – What do you think the City should consider when shaping ADU policies to ensure the best outcomes for Watertown? How could City policies address any concerns you have about ADUs?

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- 900 sq. ft.? Bigger space? Unless there is a separate structure, then limit it to retain green space, change zoning height limits, accommodate ADU inside that one bigger
- How many ADUs per year? Can this be limited?
- External vs. internal, non intrusive. We should be flexible, case by case
- Planning needs better, more parking, compared to Boston (dense lots)
- Build ADUs = expensive, we won't have too many built, rent will not go down
- Data – what is average size of 1, 2, 3-bedroom homes?
- Stack units, block neighbors' lot

- Lexington & Newton have bigger lots
- Modern shed prefabricated
- Residential design guidelines
- Clarity @ zoning/building laws, which will be relaxed to allow ADUs

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- Be mindful of amount of people in ADUs
- Specified lease length
- Maintain privacy of the original owner
- Affordable
- Ease
- Amnesty
- Safety regulations
- Preventing crowding
- Accessibility to what is needed in an ADU
- More accessibility to city laws
- 900 sq. ft. is reasonable
- Clear about parking policy
- Larger units where space is available

Group 3

Facilitator: Alice

Note-taker: Liz A.

- Consider minimum setbacks
- Site plan review process – it could become expensive if it's a big process. It needs to be simple.
- Be aware of parking and congestion
- Be sensitive to balancing the amount of green space
- Examples of where ADUs failed and where it succeeds
- Offer pathways for landlords to do it well (I want to turn my basement into an ADU > don't need to pay an architect)
- Incentive and streamline the process
- Could there be incentives in exchange for bringing in low-income families?
- There has to be a really simplified site plan process
- City has already done a lot of work on Zoning to preserve character
- Would love to add & allow more ADUs – expand on MA law (like CA)
- Keep setbacks
- Maintain green space
- Have tough standards

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Value its existing green space – policy that encourages people to preserve existing trees and expansion of green space
- Cull (sp.) absentee owners, should be owner-occupied, properties become condo'ized'

- Can you condo'ize' an ADU? AN.INTERESTING question or do we really want longevity/people to put down roots here?
- Cambridge model, 6 units where we have 2 (much more in a space) ex: Belmont St. but maybe not everywhere
- How much green space are you killing
- Tax incentive for less killing of green space
- Different rules for homes closer to major streets
- Look at Watertown holistically
- Cambridge 80% on tree canopy, heat map shown losing green space would not help
- Cautiously optimistic by doing ADUs
- Owner occupants
- Longevity for culture
- Not so transient
- Only a good possibility
- Some friends have had to move
- Macro/micro view
- Condo owners also stick around
- Concerned about "McMansions" more than this also concerned about green space
- If the structure is already there, should it go un the same bucket > should it be easier to put those to good use

Dynamic convo.around.what.it.means.to.look.at.things.holistically?what.do.we.want.in.different.areas?

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Good for retirement income
- Helpful for elderly to stay in home
- Good supplemental income for anyone
- Parking – big one
- Limit occupancy when build new ADUs
- Address process for building new
 - Clear permit process
 - Not be a hurdle to build
 - Smooth process to build
- Zoning & Zoning setbacks
- Kind of dwelling allowed
 - Is a tiny house okay

KEY POINTS FROM OPEN DISCUSSION

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- Air BnB still happening?
- Multigenerational housing issues could be solved
- Residential design concerns
- Building code – electrical, plumbing, etc.

- Current development happening now, happening more in 1 family or 2 family neighborhoods, want the data
- Watertown is the 8th most dense city in MA - ?
- Aging in place
- External staircases near the street

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- A few ppl said they would live in an ADU themselves
- Not to solve housing but instead a step to take
- Keep things up to the owner
- Design competition to design ADUs
- Parking
- Staying away from overcrowding
- Keep affordable

Group 3

Facilitator: Alice

Note-taker: Liz A.

- This is a great opportunity to get people more acquainted with building codes, what's allowed and not
- How much would ADUs actually affect green space
 - Within yards, trees come down, etc.
- Character maybe isn't so affected – ADUs usually behind house – what do we value? Ie: income level

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Macro level: ADU in relation to everything else
- It makes sense to me that you should be able to convert an existing structure, rather than letting it not
- Hottest places = the most hardscape/pavement dangerous
- Flooding
- Huge quality of life thing
- Option of landscaping added to compensate for green space loss
- There are parameters
- Is Council looking into waiving existing setback requirements to accommodate an existing ADU (attached or not attached)
 - Ie: what to do about existing non-conforming units
- Lived here since 1978, streets were covered with dappled shade, I've lived here long enough to see what happens when we lose our trees

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Occupancy

- Smooth process, clear building code instructions to make it easier for homeowners
- Rental only
- Parents can move into ADU, sell primary home to children
- Not paving too much green space
- Detached Unit – involve DPW to protect storm water drainage

COMMON THEMES AND AREAS OF DIVERGENCE

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- Interest in having ADUs
- Maintain strong community feel, style
- Internal ADU vs external ADU- it's different
- Concerns about differences in green space
 - Are open roof tops considered open space?

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- Setbacks / maintain privacy of owners
- Details / guidelines
- Support
- More housing but how to make more affordable housing, allow prebuilt units
- Parking specifics
- Overcrowding/too many people ie: cars/traffic
- Regulate illegal existing units
- Have process address & regulate existing

Group 3

Facilitator: Alice

Note-taker: Liz A.

- ADUs increase of needed housing options, some may be affordable
- Need to streamline and have an efficient process
- Care and concern about access to greenspace
- Divergence on:
 - Requirement of affordability
 - Type of standards – strict vs. more open/loose
 - Density – will ADUs increase density or not

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Less transient more common roots, keeping people in Watertown
- Adding without losing green space – maybe some policies to help heat map
- Looking at things holistically > more/less dense areas
- Access to housing

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Optimism about new housing options that may be more affordable and allow multigenerational living
- Main concerns are about parking, green space and density
- We should pay attention to the process, the amount of bureaucracy will ADU owners need to jump through lots of hoops
- Consider different types of structures – movable tiny houses, 3-D printed?

POST-EVENT ADU SURVEY

Below are the excerpts that capture substantive comments. Questions in bold.

I learned more about ADUs as well as some of the benefits and concerns around having them in Watertown. Please feel free to elaborate.

- ADUs are necessary for housing, illegal ADUs need to be discussed and noted, zoning staff should be increased to manage new ordinances, such as the snow and now ADUs
- My fears of 'Air B+B' dominance were quelled. All homes in Watertown are within 800 meters of a bus stop. Who knew?

What did you value most about your group's conversation?

- the diversity of opinions expressed
- Respectful dialogue and space for all to speak, it was nice to have those in the group be from different areas of the city.
- Hearing other people's thoughts
- Most are caring for family and wish to add a space for family. ADU is a necessity.
- diversity of viewpoints
- The commitment and thoughtfulness of the answers and the different perspectives. People really listened to each other.
- members of our group were thoughtful in their responses and really listened to each other
- I thought the most useful part of the conversation was actually not expressing concerns about ADUs, but rather becoming educated together. We started asking each other questions like, "I assumed ___, is that true?" and then would come to a better conclusion as a group.

Most important factor City should consider when shaping ADU policies to ensure the best outcomes for Watertown?

- Make the process easy and transparent

- City to streamline and reduce costs of approvals and building. Pre approved plans, below market loans, waive some fees. Need a staff person to help administer under new HS.
- On site parking is difficult for ADUs. I should know. There is one beside me where a basement was converted. A great deal of consideration has to be given to parking and an analysis by demographics - what % is for an older member of the family and what % is going to be rented to people who use a car.
- Several - increasing quality housing supply choices for those who call Watertown home
- balancing of all factors
- parking, green space, clear instructions regarding building process if adding new structure.
- Prioritization of preservation of greenscape, especially existing healthy shade trees
- Quick approval. Fire safety (and gas leaks) Radon mitigation. Parking. Energy savings.
- balance with zoning to preserve green/open space
- I don't know if it's the MOST important however hopefully the City will try to make the process to add or approve an ADU as easy as possible
- green space
- My impression after the event is that the concerns people have about ADUs are basically general concerns about living in a city. Density, green space, privacy, parking. (Although I don't think this group was representative of the City and was generally more pro-ADU, so I'm guessing there are other concerns too.) So I think the most important thing the City can do is be very clear and transparent about the rationale behind the policies, to avoid misunderstandings and unfounded fears. And in particular, emphasizing what already has been allowed for years, versus what is new.

Questions not addressed/ideas like to put forward?

- Yes, would like the ADU to be considered an independent ownership as well as part of a condo unit versus ownership attached solely to the principal unit.
- not sure I understand what a protected ADU is versus non-protected.

- Availability to seniors and disabled.
- more discussion of technical construction code aspects and costs as barriers to actually building them, and likely they would be done by developers/landlords more than existing homeowners

Anything else you would like to share?

- I didnt like the idea that WCC should find agreements in small groups when often there wasnt. Ok to disagree and note that. Only 1 person was concerned about green space and it was reported as an area of agreement.
- It was surprising to note that ADUs are a small % despite several years policy in place in Newton or Lexington. Hence to keep a perspective. Also, to see other creative examples such as Washington DC, Portland OR, etc
- Great collaboration between all three groups, the quick intro and welcome greeting was well organized, and it was nice to hear from someone representing each group. City of Watertown's Department of Community Development & Planning, the Watertown Affordable Housing Trust, and Watertown Community Conversations.
- Appreciate the town and community groups efforts



Accessory Dwelling Units

WATERTOWN AFFORDABLE HOUSING TRUST
PRESENTATION

MARCH 24, 2025



From AARP's ADU Guide

WHAT IS AN ADU?

- We all pretty much know the answer...
- It's where Fonzie lived in *Happy Days*, above the garage
- But the more technical answer is:
A self-contained unit subordinate to the principal dwelling on a lot. ADUs are typically smaller than the principal dwelling, must comply with the building code, have their own sleeping/cooking/sanitary facilities, and cannot be sold separately

ATTACHED vs. DETACHED ADUs

ATTACHED TO PRINCIPAL DWELLING



Source: AARP

ON SAME LOT BUT DETACHED



Source: Berkshire Eagle

INTERNAL ADUs

WITHIN THE PRINCIPAL DWELLING



Source: AARP

COULD BE ALMOST ANYWHERE



Source: Landis Architects/Washington DC

NEW STATE LAW (became effective on February 2, 2025)

- ❑ Defines “protected use” ADUs that must be allowed “by right” in a single-family zoning district
- ❑ Cannot require owner occupancy or regulate who can live in ADU
- ❑ Can require no more than one parking space for the ADU—and none can be required if within ½ mile of a bus stop
- ❑ Can require compliance with existing dimensional standards and can prohibit short-term rentals (as Watertown does)

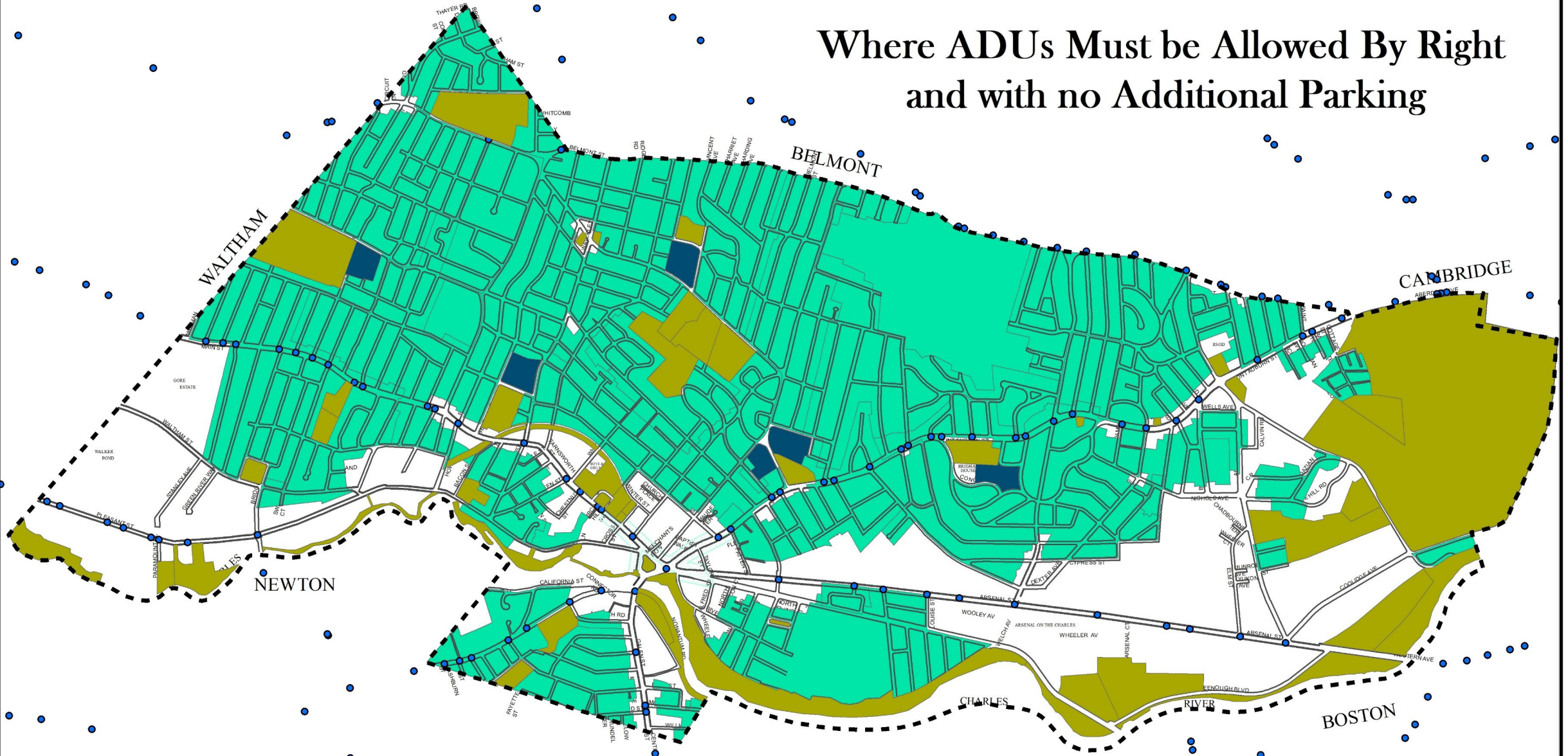
PROTECTED USE ADUs (only one per lot)

- Subsidiary to a Principal Dwelling
- 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
- No larger than half the gross floor area of the Principal Dwelling or 900 square feet, whichever is smaller
- Within a zoning district that allows single-family homes
- The Principal Dwelling can be a single-family, or the **largest** unit in a two-family or larger multi-family building

INTERIM ADU ORDINANCE (November 2024)

- ❑ Before interim ordinance, ADUs not allowed in Watertown
- ❑ “Placeholder” to allow for robust public process in 2025
- ❑ Protected use ADUs allowed in single family zoning districts but only on single family lots
- ❑ Allowed by right but with “site plan review” process
- ❑ Parking requirements echoing new state law (1 space per ADU except when ½ mile from public transit)

Where ADUs Must be Allowed By Right and with no Additional Parking



Zoning: S-6; S-10; CR; SC; T; R.75; R1.2
• MBTA Bus Stops

Site Plan Review

- ❑ Site plan review is a “non-discretionary” process
- ❑ Site plan review standards must be clear, objective and reasonable
- ❑ Watertown’s site plan review provisions are not designed for small residential buildings (e.g., single-family or two-family)

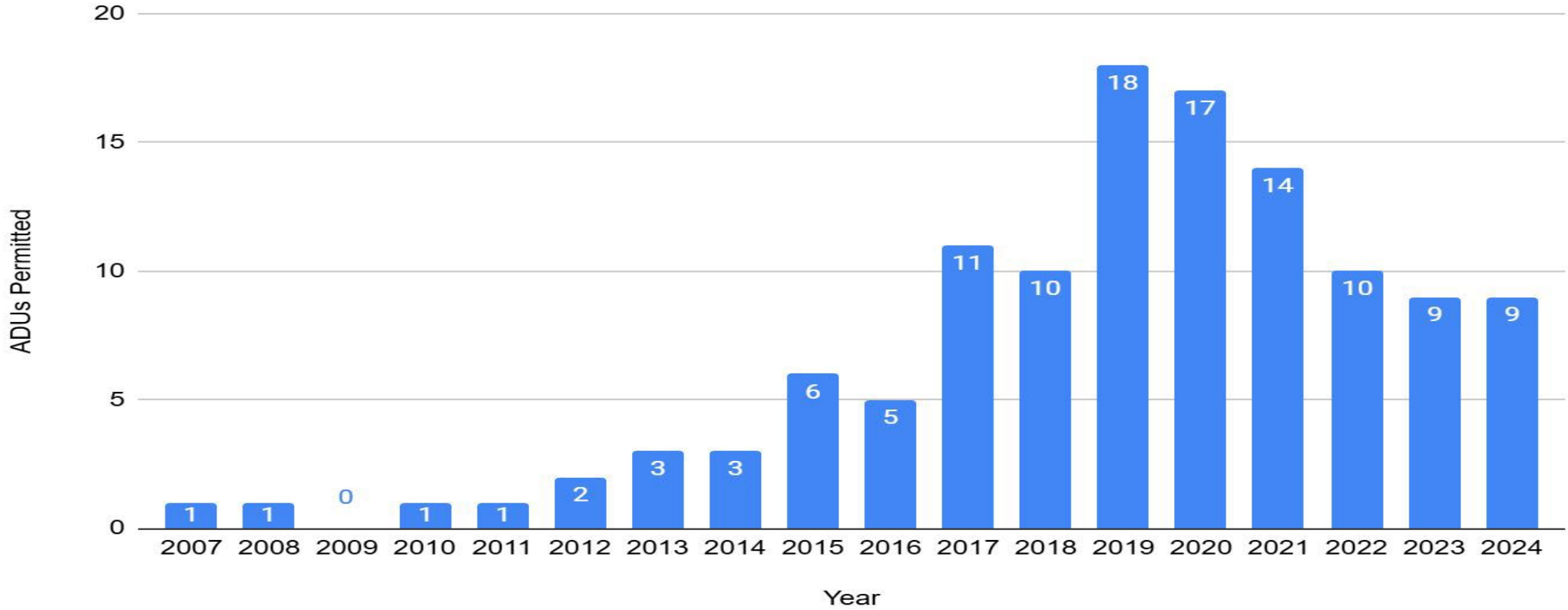
ADUs IN NEWTON

- ❑ First allowed in 1987 and liberalized in 1990
- ❑ Major reform in 2017
 - Internal ADUs allowed by right (if less than 1,000 sf), with no minimum lot area and no parking requirement
 - Detached ADUs allowed by special permit
- ❑ 2022 update allowed detached ADUs by right (if less than 900 sf) and relaxed setbacks
- ❑ In a city of over 30,000 homes, 121 ADUs have been allowed and an average of 12/year since the major 2017 reform

Report: “the apartments offer new opportunities for seniors to remain in Newton”
(Boston Globe 4/6/17)

NEWTON

ADUs Permitted by Year

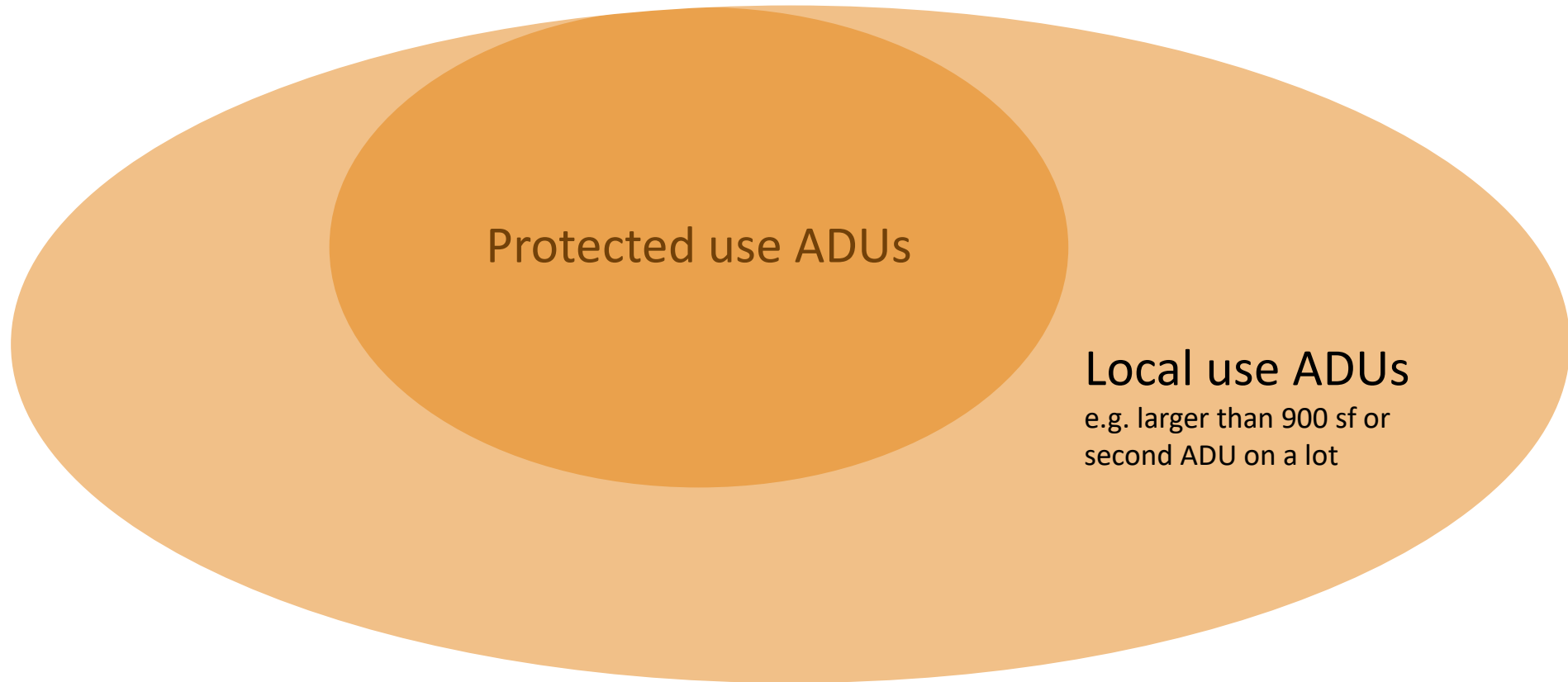


ADUs IN LEXINGTON

- ❑ Between 2007 and 2016, 27 ADUs permitted
- ❑ In 2016, a major reform allowed internal ADUs (less than 1,000 sf) by right and detached or larger ADUs by special permit
- ❑ Since then, 31 ADUs were permitted
- ❑ In a town of over 12,000 homes, 58 ADUs have been permitted

“[Lexington] is launching an education and outreach campaign for their ADU program to raise public interest”
--HUD 2008 case study

PROTECTED vs. LOCAL USE ADUs



Next steps to develop an ADU ordinance

- ❑ Your ideas tonight and in a follow-up survey
- ❑ Affordable Housing Trust and staff will develop a proposed ordinance
- ❑ The City Council will decide on a process that will involve further public participation
- ❑ Any zoning ordinance will require public notice and public hearing

Contact Information

Steve Magoon, Assistant City Manager, Community Development & Planning smagoon@watertown-ma.gov

Gideon Schreiber, Director of Planning & Zoning
gschreiber@watertown-ma.gov

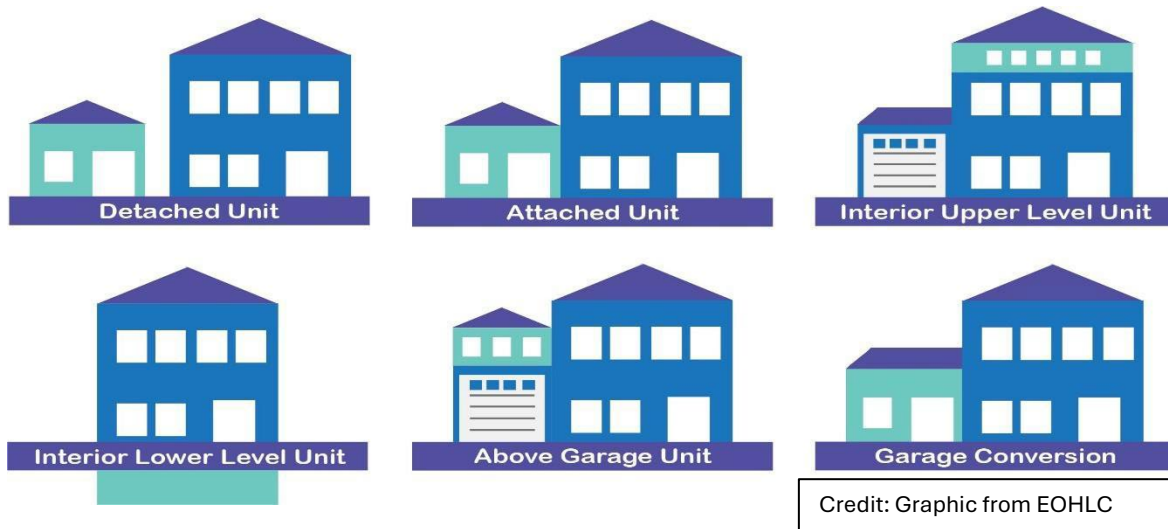
Larry Field, Senior Planner lfield@watertown-ma.gov

Cliff Cook, Chair of the Watertown Affordable Housing Trust

Accessory Dwelling Units

Below is background information on Accessory Dwelling Units (ADUs).

What is an ADU?



An ADU is a small residential living space located on the same lot as another home. ADUs can be internal within an existing primary residence, attached to a primary residence as an addition, or detached, like a cottage or converted detached garage.

Why talk about ADUs now?

In August 2024, Massachusetts Governor Maura Healey signed the Affordable Homes Act which required every city/town to allow ADUs “by right.” At the time, Watertown did not allow them. In November 2024, Watertown passed an “interim” ADU ordinance. This interim ordinance anticipated there would be a robust and thoughtful public process in 2025 to create a comprehensive ADU ordinance that would work for Watertown.

What’s the plan for the ADU dialogues?

At the community dialogue event, the City/Affordable Housing Trust will deliver a short presentation, followed by a brief Q&A. Then, facilitators from Watertown Community Conversations will facilitate small group dialogues about the neighborhood issues involved in shaping an ADU ordinance. The Affordable Housing Trust plans to use ideas generated during this event to help shape a proposal to the City Council. Once a proposal is before the Council, there will be further opportunities for public participation.

How does the State’s new ADU law work?

The state law created a category of “protected use” ADUs. If a proposed ADU fits **within** that category, the city/town must allow it by right and must limit regulation as set forth in

the law. Proposed ADUs **outside** the protected use category may be subject to more regulation—or not, as it is the city/town’s decision.

What is a protected use ADU?

Protected use ADUs are on the same lot as the principal dwelling and cannot be larger in gross floor area than ½ the principal dwelling or 900 square feet, whichever is smaller. The principal dwelling can be a single family—or the largest unit in a two family, or larger multi-family building. There can be only one protected use ADU on a lot, although a community could allow more ADUs by right or by special permit.

Regulation of a protected use ADU

If an ADU is a protected use, the city/town cannot: 1) require that the owner of the principal dwelling live in one of the two units, 2) cannot require additional parking for a protected use ADU located within ½ mile of a bus stop. Essentially all of Watertown’s single family zoning area is within this ½ mile buffer.

A city/town can prohibit use of ADUs as short-term rentals. Since Watertown does not allow short-term rentals, any rental ADUs must be rented out for more than 30 days.

What was included in the City’s interim ADU ordinance?

The interim ordinance allowed ADUs only in zoning districts that allow single family dwellings. Within these districts, ADUs were allowed only on single family lots. The ordinance defined ADUs using the dimensions in state law and did not allow any larger ADUs. The interim ordinance required all ADUs to go before the Planning Board for a site plan review. The ordinance required one parking space/unit in any area where that would be permitted by state law.

Want to learn more about ADUs?

Here are links to resources on ADUs:

Massachusetts Executive Office of Housing & Livable Communities

<https://www.mass.gov/info-details/accessory-dwelling-units>

American Association of Retired Persons (AARP)

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-webinar.html>

New Hampshire Housing Finance Agency (includes links to informative videos)

<https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>

Watertown ADU Community Dialogue Notes
March 24, 2025 – Coolidge School Apartments, 6:00 pm

Round 1 - How do you think ADU's would affect your neighborhood?

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- Garage boundaries, neighbors won't like them
- SFM (sp? Single family?) behind DF (?) on his street
- 2 family – parking in winter is difficult already
- Single ppl/couples > families will want them (transient)
- Own 2-family near Victory Field, wants more data comparison of lot sizes
- Watertown has smaller lots
- Already low on green space
- Existing garages could be converted
- Adding more would create congestion
- Short term rentals impact on neighborhoods
- Mixed neighborhoods, own multifamily, renters in other units, ppl want to move to Watertown
- Want to attract ppl, not enough house right now
- Wants to buy a 2-family ADU in Watertown to older and younger couples

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- Hopefully ADUs will give ppl more housing
- Might not have a real affect
- Very crowded
- More accessibility (ie: schools)
- Multiple generations live in one house
- Parking – more cars
- Absentee landlord
- Taxes will go up
- Very exciting
- Less destruction
- Rent out ADUs
- Very reasonable

Group 3

Facilitator: Alice

Note-taker: Liz A.

- Environmentally friendly
- More affordable-everything is so expensive
- Don't think many people will actually build
- We're already very dense with 2 families, if all the lots had ADUs ?
- As a landlord, I have a lot of inquiries every time, it's a need I would love to fulfill
- A lot of access through bus and bike

- Would be great to be able to ? (unsure of word) my lot and have my son move in
- Stress on property lines
- Green space a concern
- Support for local businesses
- Additional parking stress, especially with the winter parking ban, there are streets were it would add a lot of cars & businesses
- Don't think it will change my neighborhood much
- Income for people
- Less expensive housing / more affordable

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Assumed she could do what she wanted/didn't know that it was a recent development
- Keeping people in town/families together, green spaces are already small though
- Distance between properties is already tight
- Alleviate housing crisis, safety considered, looks forward/but have concerns
- I wish there was a way to satisfy everyone

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Parking – already tight
- Occupancy allowed – how many per unit
- Green space concerns
- Not sure it would affect my neighborhood (East)
- Excited about diversification
- Oakley area/single family has a lot of street parking
- Winter parking an issue
- Good opportunity for younger folks to live in Watertown
- Will additional bus stops be added

Round 2 – What do you think the City should consider when shaping ADU policies to ensure the best outcomes for Watertown? How could City policies address any concerns you have about ADUs?

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- 900 sq. ft.? Bigger space? Unless there is a separate structure, then limit it to retain green space, change zoning height limits, accommodate ADU inside that one bigger
- How many ADUs per year? Can this be limited?
- External vs. internal, non intrusive. We should be flexible, case by case
- Planning needs better, more parking, compared to Boston (dense lots)
- Build ADUs = expensive, we won't have too many built, rent will not go down
- Data – what is average size of 1, 2, 3-bedroom homes?
- Stack units, block neighbors' lot

- Lexington & Newton have bigger lots
- Modern shed prefabricated
- Residential design guidelines
- Clarity @ zoning/building laws, which will be relaxed to allow ADUs

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- Be mindful of amount of people in ADUs
- Specified lease length
- Maintain privacy of the original owner
- Affordable
- Ease
- Amnesty
- Safety regulations
- Preventing crowding
- Accessibility to what is needed in an ADU
- More accessibility to city laws
- 900 sq. ft. is reasonable
- Clear about parking policy
- Larger units where space is available

Group 3

Facilitator: Alice

Note-taker: Liz A.

- Consider minimum setbacks
- Site plan review process – it could become expensive if it's a big process. It needs to be simple.
- Be aware of parking and congestion
- Be sensitive to balancing the amount of green space
- Examples of where ADUs failed and where it succeeds
- Offer pathways for landlords to do it well (I want to turn my basement into an ADU > don't need to pay an architect)
- Incentive and streamline the process
- Could there be incentives in exchange for bringing in low-income families?
- There has to be a really simplified site plan process
- City has already done a lot of work on Zoning to preserve character
- Would love to add & allow more ADUs – expand on MA law (like CA)
- Keep setbacks
- Maintain green space
- Have tough standards

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Value its existing green space – policy that encourages people to preserve existing trees and expansion of green space
- Cull (sp.) absentee owners, should be owner-occupied, properties become condo'ized'

- Can you condo'ize' an ADU? AN.INTERESTING question or do we really want longevity/people to put down roots here?
- Cambridge model, 6 units where we have 2 (much more in a space) ex: Belmont St. but maybe not everywhere
- How much green space are you killing
- Tax incentive for less killing of green space
- Different rules for homes closer to major streets
- Look at Watertown holistically
- Cambridge 80% on tree canopy, heat map shown losing green space would not help
- Cautiously optimistic by doing ADUs
- Owner occupants
- Longevity for culture
- Not so transient
- Only a good possibility
- Some friends have had to move
- Macro/micro view
- Condo owners also stick around
- Concerned about "McMansions" more than this also concerned about green space
- If the structure is already there, should it go un the same bucket > should it be easier to put those to good use

Dynamic.convo.around.what.it.means.to.look.at.things.holistically?what.do.we.want.in.different.areas?

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Good for retirement income
- Helpful for elderly to stay in home
- Good supplemental income for anyone
- Parking – big one
- Limit occupancy when build new ADUs
- Address process for building new
 - Clear permit process
 - Not be a hurdle to build
 - Smooth process to build
- Zoning & Zoning setbacks
- Kind of dwelling allowed
 - Is a tiny house okay

KEY POINTS FROM OPEN DISCUSSION

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- Air BnB still happening?
- Multigenerational housing issues could be solved
- Residential design concerns
- Building code – electrical, plumbing, etc.

- Current development happening now, happening more in 1 family or 2 family neighborhoods, want the data
- Watertown is the 8th most dense city in MA - ?
- Aging in place
- External staircases near the street

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- A few ppl said they would live in an ADU themselves
- Not to solve housing but instead a step to take
- Keep things up to the owner
- Design competition to design ADUs
- Parking
- Staying away from overcrowding
- Keep affordable

Group 3

Facilitator: Alice

Note-taker: Liz A.

- This is a great opportunity to get people more acquainted with building codes, what's allowed and not
- How much would ADUs actually affect green space
 - Within yards, trees come down, etc.
- Character maybe isn't so affected – ADUs usually behind house – what do we value? Ie: income level

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Macro level: ADU in relation to everything else
- It makes sense to me that you should be able to convert an existing structure, rather than letting it not
- Hottest places = the most hardscape/pavement dangerous
- Flooding
- Huge quality of life thing
- Option of landscaping added to compensate for green space loss
- There are parameters
- Is Council looking into waiving existing setback requirements to accommodate an existing ADU (attached or not attached)
 - Ie: what to do about existing non-conforming units
- Lived here since 1978, streets were covered with dappled shade, I've lived here long enough to see what happens when we lose our trees

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Occupancy

- Smooth process, clear building code instructions to make it easier for homeowners
- Rental only
- Parents can move into ADU, sell primary home to children
- Not paving too much green space
- Detached Unit – involve DPW to protect storm water drainage

COMMON THEMES AND AREAS OF DIVERGENCE

Group 1

Facilitator: Tia Tilson

Note-taker: Mary Truscott

- Interest in having ADUs
- Maintain strong community feel, style
- Internal ADU vs external ADU- it's different
- Concerns about differences in green space
 - Are open roof tops considered open space?

Group 2

Facilitator: Stephanie Venizelos

Note-take: Zahra Benali

- Setbacks / maintain privacy of owners
- Details / guidelines
- Support
- More housing but how to make more affordable housing, allow prebuilt units
- Parking specifics
- Overcrowding/too many people ie: cars/traffic
- Regulate illegal existing units
- Have process address & regulate existing

Group 3

Facilitator: Alice

Note-taker: Liz A.

- ADUs increase of needed housing options, some may be affordable
- Need to streamline and have an efficient process
- Care and concern about access to greenspace
- Divergence on:
 - Requirement of affordability
 - Type of standards – strict vs. more open/loose
 - Density – will ADUs increase density or not

Group 4

Facilitator: Liz Peck

Note-taker: Allison Eck

- Less transient more common roots, keeping people in Watertown
- Adding without losing green space – maybe some policies to help heat map
- Looking at things holistically > more/less dense areas
- Access to housing

Group 5

Facilitator: Pia Owens

Note-Taker: Domenica Puleo

- Optimism about new housing options that may be more affordable and allow multigenerational living
- Main concerns are about parking, green space and density
- We should pay attention to the process, the amount of bureaucracy will ADU owners need to jump through lots of hoops
- Consider different types of structures – movable tiny houses, 3-D printed?

POST-EVENT ADU SURVEY

Below are the excerpts that capture substantive comments. Questions in bold.

I learned more about ADUs as well as some of the benefits and concerns around having them in Watertown. Please feel free to elaborate.

- ADUs are necessary for housing, illegal ADUs need to be discussed and noted, zoning staff should be increased to manage new ordinances, such as the snow and now ADUs
- My fears of 'Air B+B' dominance were quelled. All homes in Watertown are within 800 meters of a bus stop. Who knew?

What did you value most about your group's conversation?

- the diversity of opinions expressed
- Respectful dialogue and space for all to speak, it was nice to have those in the group be from different areas of the city.
- Hearing other people's thoughts
- Most are caring for family and wish to add a space for family. ADU is a necessity.
- diversity of viewpoints
- The commitment and thoughtfulness of the answers and the different perspectives. People really listened to each other.
- members of our group were thoughtful in their responses and really listened to each other
- I thought the most useful part of the conversation was actually not expressing concerns about ADUs, but rather becoming educated together. We started asking each other questions like, "I assumed ___, is that true?" and then would come to a better conclusion as a group.

Most important factor City should consider when shaping ADU policies to ensure the best outcomes for Watertown?

- Make the process easy and transparent

- City to streamline and reduce costs of approvals and building. Pre approved plans, below market loans, waive some fees. Need a staff person to help administer under new HS.
- On site parking is difficult for ADUs. I should know. There is one beside me where a basement was converted. A great deal of consideration has to be given to parking and an analysis by demographics - what % is for an older member of the family and what % is going to be rented to people who use a car.
- Several - increasing quality housing supply choices for those who call Watertown home
- balancing of all factors
- parking, green space, clear instructions regarding building process if adding new structure.
- Prioritization of preservation of greenscape, especially existing healthy shade trees
- Quick approval. Fire safety (and gas leaks) Radon mitigation. Parking. Energy savings.
- balance with zoning to preserve green/open space
- I don't know if it's the MOST important however hopefully the City will try to make the process to add or approve an ADU as easy as possible
- green space
- My impression after the event is that the concerns people have about ADUs are basically general concerns about living in a city. Density, green space, privacy, parking. (Although I don't think this group was representative of the City and was generally more pro-ADU, so I'm guessing there are other concerns too.) So I think the most important thing the City can do is be very clear and transparent about the rationale behind the policies, to avoid misunderstandings and unfounded fears. And in particular, emphasizing what already has been allowed for years, versus what is new.

Questions not addressed/ideas like to put forward?

- Yes, would like the ADU to be considered an independent ownership as well as part of a condo unit versus ownership attached solely to the principal unit.
- not sure I understand what a protected ADU is versus non-protected.

- Availability to seniors and disabled.
- more discussion of technical construction code aspects and costs as barriers to actually building them, and likely they would be done by developers/landlords more than existing homeowners

Anything else you would like to share?

- I didnt like the idea that WCC should find agreements in small groups when often there wasnt. Ok to disagree and note that. Only 1 person was concerned about green space and it was reported as an area of agreement.
- It was surprising to note that ADUs are a small % despite several years policy in place in Newton or Lexington. Hence to keep a perspective. Also, to see other creative examples such as Washington DC, Portland OR, etc
- Great collaboration between all three groups, the quick intro and welcome greeting was well organized, and it was nice to hear from someone representing each group. City of Watertown's Department of Community Development & Planning, the Watertown Affordable Housing Trust, and Watertown Community Conversations.
- Appreciate the town and community groups efforts

ADU FRAMEWORK-- FOR DISCUSSION April 2025

The list below is for discussion on how an ADU ordinance can enable meaningful production and flexibility for homeowners within the existing neighborhood fabric.

Required changes from interim ordinance to comply with State Regulations issued February 2025

The interim ADU ordinance in November 2024 could not anticipate all aspects of the final regulations issued in February 2025.

Item	Description	Why
1	Accessory to <u>any</u> residential structure in a single-family zoning district	Interim ordinance said accessory to <u>single-family</u> structure in a single-family district
2	No additional parking can be required if “protected use” ADU	Interim ordinance is technically accurate but no “protected use” ADUs are within area where additional parking can be required

Recommended changes from interim ordinance

On a staff level, there is consensus about the permitting process for “protected use” ADUs and which zoning code section should regulate their dimensions.

Item	Description	Why
3	Eliminate site plan review for “protected use” ADUs	Arguably does not comply with HLC Regulations; Staff can process applications, as it does when single family and two family homes are proposed
4	Separate ADUs from dimensional limits for Accessory Uses (Section 4.03)	This would allow dimensional requirements for ADUs that are different than those for sheds, garages, and other types of accessory structures

Possible changes in zoning code to encourage “protected use” ADUs

Below are three dimensional requirements that, if modified, would encourage ADUs of the kind anticipated by state law. There may be others.

Item	Description	Why
5	Allow usable second floor for detached ADUs	Dimensional limits on accessory structures only allow one story
6	Exempt ADUs from Minimum Lot Area/Unit requirements	Minimum Lot Area/Unit requirements in the R.75 and R1.2 zones would deter ADUs
7	For ADUs: Increase building coverage allowed, decrease impervious coverage allowed	The building coverage maximums in residential districts are in the 20-30% range & would discourage ADU additions or detached structures; on the other hand, max impervious coverages are in the 80-85% range & encourage pavement

Options for creating “local use” ADUs (i.e., NOT required by state law)

Below are two options for going beyond the new state law. Since these are not “protected use” ADUs, the city can use special permit process and/or require additional parking. The city can differentiate between ADUs within the structure, additions to the structure and detached ADUs. The city can also make these ADUs accessory only to single family, or two-family, homes and not to multi-family structures.

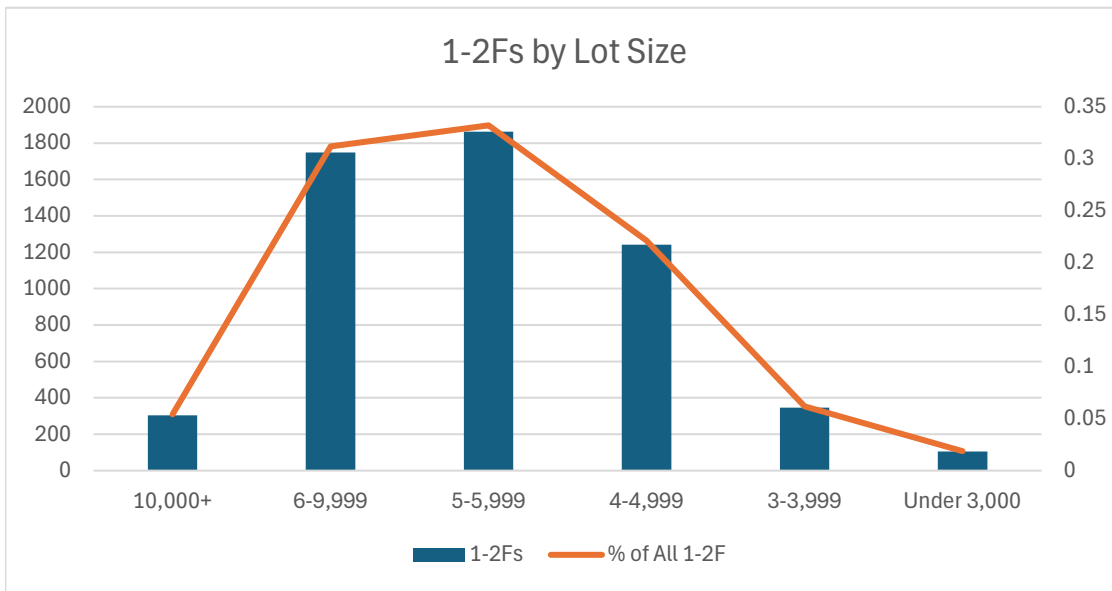
Item	Description	Why
8	Allow ADUs larger than 900 sf, and/or larger than ½ floor area of principal dwelling	There are lots that may be large enough, or buildings on them large enough, to comfortably accommodate larger ADUs.
9	Allow multiple ADUs on one lot	There are large lots and large existing structures that may be able to accommodate multiple ADUs. For instance, one 900 sf structure divided into two 450 sf units, or a large carriage house that naturally divides into two units.
10	Allow ADUs in mixed-use and/or industrial districts	There are existing residential structures in these districts where ADUs may be appropriate

Note: The city can also create design standards for the Mount Auburn Historic District to ensure that proposed ADUs meet the District’s preservation goals.

Data relevant to Local Use ADU Options

PropertyType	ParcelCount	Housing Units
Single Family	2,853	2,853
Condominiums	4,033	4,033
2 Bldgs/1 Parcel	27	36
Two Family	2,612	5,224
Three Family	352	1,056
Apartments	143	2,221
Mixed Use	90	1,355
		16,778

July 2024 data



Data for graph--January 2020 data

Lot Size	1F	% of 1F	2F	% of 2F	Lot Size	1-2Fs	% of All 1-2F
10,000+	222	8%	82	3%	10,000+	304	5.4%
6-9,999	1,003	35%	746	27%	6-9,999	1749	31.2%
5-5,999	913	32%	950	35%	5-5,999	1863	33.2%
4-4,999	520	18%	722	26%	4-4,999	1242	22.1%
3-3,999	147	5%	200	7%	3-3,999	347	6.2%
Under 3,000	66	2%	39	1%	Under 3,00	105	1.9%
Totals	2871		2739		Totals	5610	

As of 1/1/2020, there were 2,053 lots over 6,000 square feet. If the building coverage was 30%, the footprint would be 1,800 sf and gross floor area could be double or triple that square footage.

The lot size tiers are based on minimum lot size in various districts.

1-2 FAM Buildings Sorted by Zone

2021 data

Zone	1F	% of 1F	2F	% of 2F	Total	% of All 1-2F
T	1149	40%	2306	84%	3455	61.6%
S-6	1358	47%	209	8%	1567	27.9%
S-10	211	7%	22	1%	233	4.2%
SC	118	4%	119	4%	237	4.2%
R.75	14	0%	31	1%	45	0.8%
R 1.2	0	0%	3	0%	3	0.1%
LB	6	0%	14	1%	20	0.4%
NB	3	0%	6	0%	9	0.2%
CB	4	0%	4	0%	8	0.1%*
I1	5	0%	6	0%	11	0.2%
I2	0	0%	1	0%	1	0.0%
I3	0	0%	7	0%	7	0.1%
PSCD	1	0%	11	0%	12	0.2%
OSC	1	0%	0	0%	1	0.0%
No code	1	0%	0	0%	1	0.0%
	2871		2739		5610	

Zones highlighted in yellow are single-family districts

As of 2020, there were only 70 one-and two-family homes in other districts.

ADU FRAMEWORK-- FOR DISCUSSION April 2025

The list below is for discussion on how an ADU ordinance can enable meaningful production and flexibility for homeowners within the existing neighborhood fabric.

Required changes from interim ordinance to comply with State Regulations issued February 2025

The interim ADU ordinance in November 2024 could not anticipate all aspects of the final regulations issued in February 2025.

Item	Description	Why
1	Accessory to <u>any</u> residential structure in a single-family zoning district	Interim ordinance said accessory to <u>single-family</u> structure in a single-family district
2	No additional parking can be required if “protected use” ADU	Interim ordinance is technically accurate but no “protected use” ADUs are within area where additional parking can be required

Recommended changes from interim ordinance

On a staff level, there is consensus about the permitting process for “protected use” ADUs and which zoning code section should regulate their dimensions.

Item	Description	Why
3	Eliminate site plan review for “protected use” ADUs	Arguably does not comply with HLC Regulations; Staff can process applications, as it does when single family and two family homes are proposed
4	Separate ADUs from dimensional limits for Accessory Uses (Section 4.03)	This would allow dimensional requirements for ADUs that are different than those for sheds, garages, and other types of accessory structures

Possible changes in zoning code to encourage “protected use” ADUs

Below are three dimensional requirements that, if modified, would encourage ADUs of the kind anticipated by state law. There may be others.

Item	Description	Why
5	Allow usable second floor for detached ADUs	Dimensional limits on accessory structures only allow one story
6	Exempt ADUs from Minimum Lot Area/Unit requirements	Minimum Lot Area/Unit requirements in the R.75 and R1.2 zones would deter ADUs
7	For ADUs: Increase building coverage allowed, decrease impervious coverage allowed	The building coverage maximums in residential districts are in the 20-30% range & would discourage ADU additions or detached structures; on the other hand, max impervious coverages are in the 80-85% range & encourage pavement

Options for creating “local use” ADUs (i.e., NOT required by state law)

Below are two options for going beyond the new state law. Since these are not “protected use” ADUs, the city can use special permit process and/or require additional parking. The city can differentiate between ADUs within the structure, additions to the structure and detached ADUs. The city can also make these ADUs accessory only to single family, or two-family, homes and not to multi-family structures.

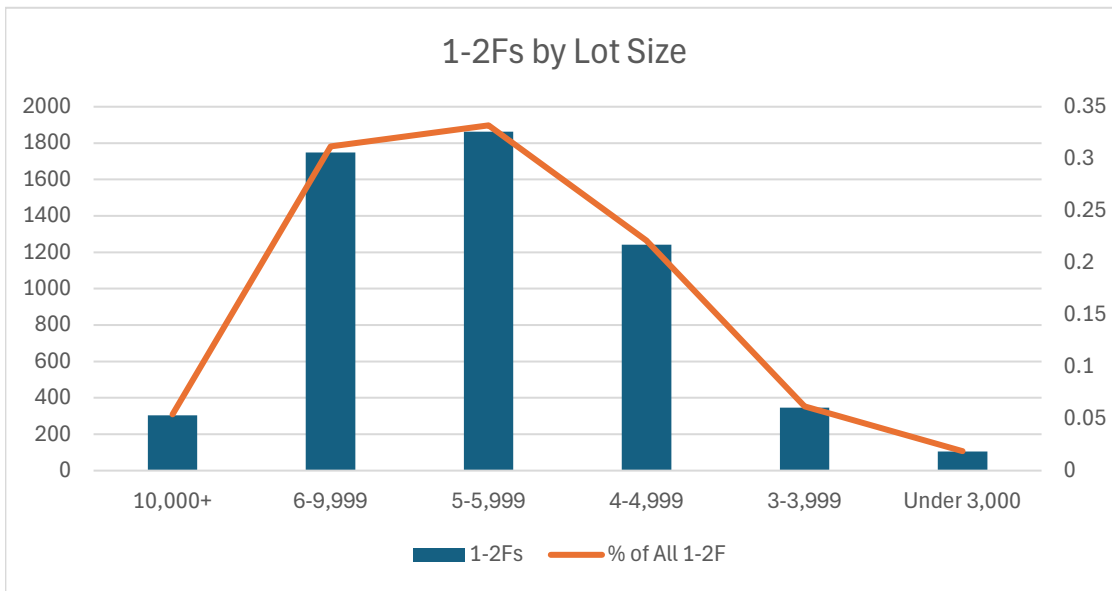
Item	Description	Why
8	Allow ADUs larger than 900 sf, and/or larger than ½ floor area of principal dwelling	There are lots that may be large enough, or buildings on them large enough, to comfortably accommodate larger ADUs.
9	Allow multiple ADUs on one lot	There are large lots and large existing structures that may be able to accommodate multiple ADUs. For instance, one 900 sf structure divided into two 450 sf units, or a large carriage house that naturally divides into two units.
10	Allow ADUs in mixed-use and/or industrial districts	There are existing residential structures in these districts where ADUs may be appropriate

Note: The city can also create design standards for the Mount Auburn Historic District to ensure that proposed ADUs meet the District’s preservation goals.

Data relevant to Local Use ADU Options

PropertyType	ParcelCount	Housing Units
Single Family	2,853	2,853
Condominiums	4,033	4,033
2 Bldgs/1 Parcel	27	36
Two Family	2,612	5,224
Three Family	352	1,056
Apartments	143	2,221
Mixed Use	90	1,355
		16,778

July 2024 data



Data for graph--January 2020 data

Lot Size	1F	% of 1F	2F	% of 2F	Lot Size	1-2Fs	% of All 1-2F
10,000+	222	8%	82	3%	10,000+	304	5.4%
6-9,999	1,003	35%	746	27%	6-9,999	1749	31.2%
5-5,999	913	32%	950	35%	5-5,999	1863	33.2%
4-4,999	520	18%	722	26%	4-4,999	1242	22.1%
3-3,999	147	5%	200	7%	3-3,999	347	6.2%
Under 3,000	66	2%	39	1%	Under 3,00	105	1.9%
Totals	2871		2739		Totals	5610	

As of 1/1/2020, there were 2,053 lots over 6,000 square feet. If the building coverage was 30%, the footprint would be 1,800 sf and gross floor area could be double or triple that square footage.

The lot size tiers are based on minimum lot size in various districts.

1-2 FAM Buildings Sorted by Zone

2021 data

Zone	1F	% of 1F	2F	% of 2F	Total	% of All 1-2F
T	1149	40%	2306	84%	3455	61.6%
S-6	1358	47%	209	8%	1567	27.9%
S-10	211	7%	22	1%	233	4.2%
SC	118	4%	119	4%	237	4.2%
R.75	14	0%	31	1%	45	0.8%
R 1.2	0	0%	3	0%	3	0.1%
LB	6	0%	14	1%	20	0.4%
NB	3	0%	6	0%	9	0.2%
CB	4	0%	4	0%	8	0.1%*
I1	5	0%	6	0%	11	0.2%
I2	0	0%	1	0%	1	0.0%
I3	0	0%	7	0%	7	0.1%
PSCD	1	0%	11	0%	12	0.2%
OSC	1	0%	0	0%	1	0.0%
No code	1	0%	0	0%	1	0.0%
	2871		2739		5610	

Zones highlighted in yellow are single-family districts

As of 2020, there were only 70 one-and two-family homes in other districts.