

Accessory Dwelling Units

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Implementing New Zoning for ADUs

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City of Newton, Dept. Planning and Development

JUNE 2016



Newton Leads 2040

A BLUEPRINT TO PROMOTE AFFORDABLE,
DIVERSE HOUSING & ECONOMIC GROWTH

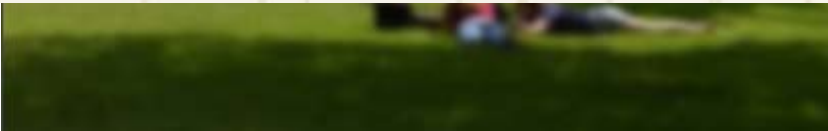


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Single Family Home Sales Prices

The median sales price for a single family home in Newton has nearly doubled since 2003. Source: The Warren Group

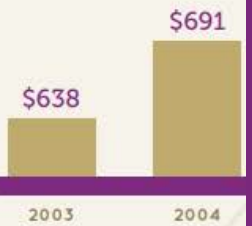
MEDIAN SINGLE FAMILY HOME SELLING PRICE IN THOUSANDS, CITY OF NEWTON 2003-2016



Single Family Home

The median sales price for single family homes in Newton has nearly doubled since 2003.

MEDIAN SINGLE FAMILY HOME PRICE IN THOUSANDS, CITY OF NEWTON, 2003-2016



BETWEEN 2000-2013

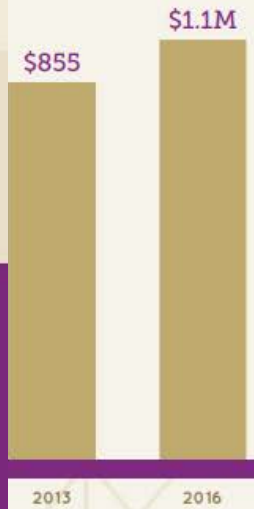
+4,200
HOUSEHOLDS
MAKING \$200K
OR MORE

-4,700
HOUSEHOLDS
MAKING \$125K
OR LESS

Loss of Low and Middle Income Households

Between 2000 and 2013 Newton gained 4,200 households earning \$200,000 or more, while at the same time losing 4,700 households earning \$125,000 or less.

Source: Housing Strategy Report, pg. 12



The Boston Globe

Why sell that 'happy old house'?



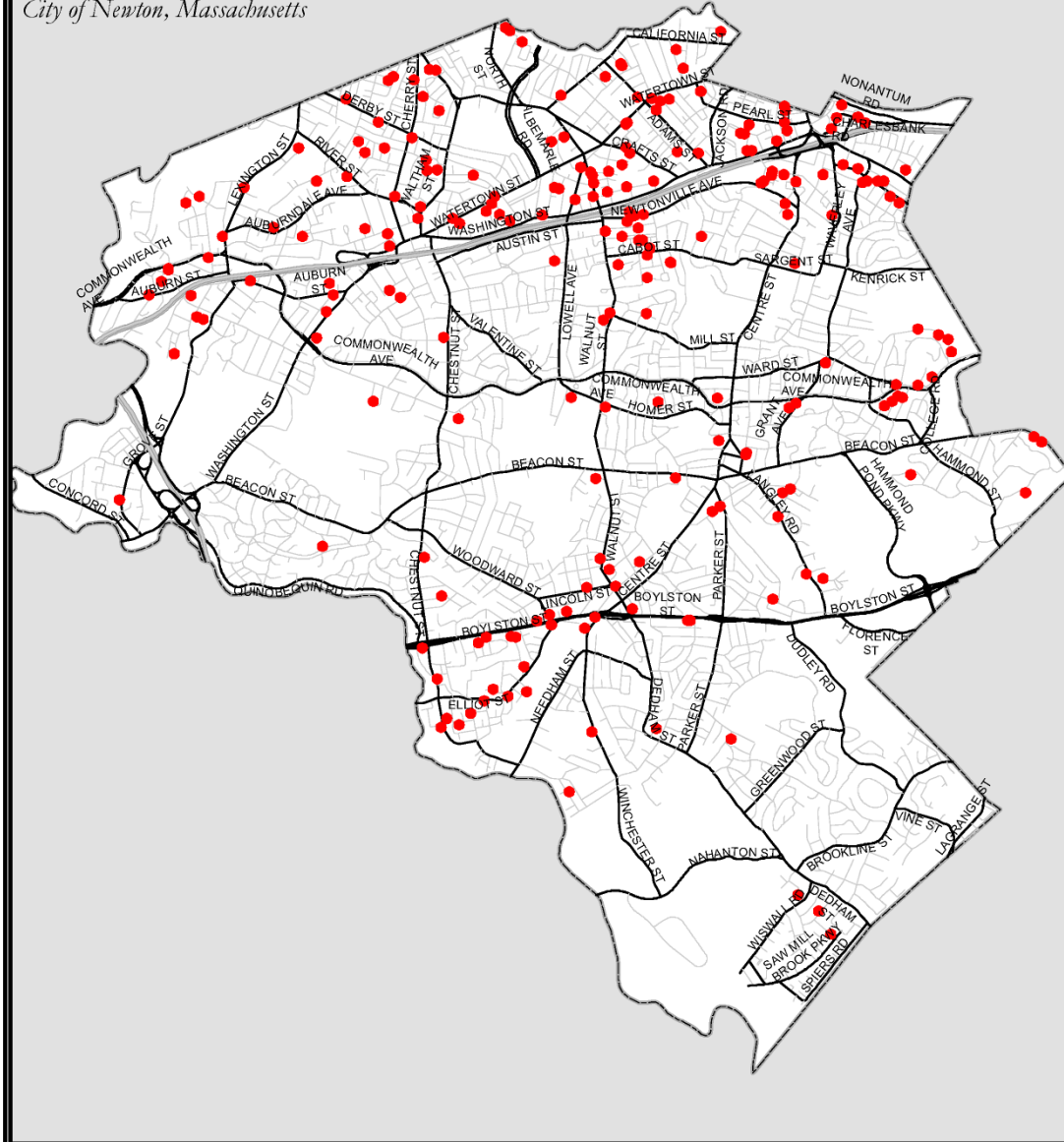
JUSTIN SAGLIO FOR THE BOSTON GLOBE

Virginia and Bill Robinson created a caregiver suite in their Newton home.

They looked into creating an accessory apartment — a small unit that typically has its own kitchen and bathroom, either inside or on the same property — but their lot wasn't big enough to meet the city's requirements for such a dwelling. Instead, they decided to set off two rooms and a bathroom to make a caregiver suite for tenants.

Illegal Apartments

City of Newton, Massachusetts



ADU Zoning Prior to 2017

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- 1991 Ordinance
- Tied to minimum lot & house sizes – 20% of lots eligible
- Special Permits required for most
 - City Council process
 - Public Hearing, abutter mailing
 - Approx. 25+ hours/project of Planning Dept. Staff time
- Numerous amendments over time adding additional requirements.
 - No condo-ization
 - Owner occupied

Why ADUs

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- Low-impact approach to expanding housing choices/opportunities.
 - Help to keep seniors in community.
 - ✦ As place to live
 - ✦ As income stream & addressing isolation issues
 - Lower cost housing option for employees / younger adults
 - More sustainable use of existing land/buildings

The Supporters

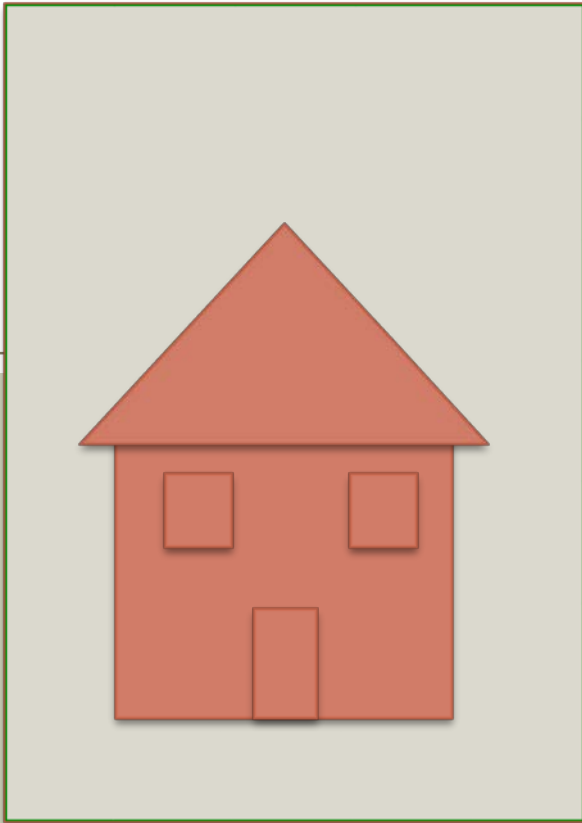
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- Housing Advocates
- Council on Aging
- Green Newton & Other Environmental Groups
- Inspectional Services Department
- Historic Commission

2017 Zoning for All Accessory Apartments

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- Allows an Accessory Apartment in all single and two-family homes.
- Detached accessory apartments require a special permit.
- Incentives for the Preservation of Historic Carriage Houses



1 Family &
up to 3
unrelated
individuals



1 Family &
up to 3
unrelated
individuals



2017 Zoning for All Accessory Apartments

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- No parking required
- The principal dwelling unit must be at least 4 years old
- No short term rentals
- Design Consistency - criteria for maintaining integrity of the structure & neighborhood
- Reporting, recording, inspections, and tracking

Rules for Internal

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- Min - 250 sq ft / Max – lesser of 1000 sq ft or 33% of principal dwelling

Rules for Detached

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- Min – 250 sq ft / Max – lesser of 1200 sq ft or 40% of principal dwelling
- Must meet the setback requirements of the principal dwelling unit & be 6 feet from the principal dwelling

How many ADUs permitted?

18

- 2012: 2
- 2013: 3
- 2014: 3
- 2015: 6
- 2016: 5

New Ordinance

- 2017: 10
- 2018: 11
- 2019: 7

20,800 eligible properties