

Secondary Dwelling Units bylaw

Purpose and intent

- 1). To provide homeowners with a means of obtaining rental income, companionship, security, and services.
- 2). Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to moderate income households who might otherwise have difficulty finding housing;
- 3). To provide housing units for persons with disabilities;
- 4). To protect stability, property values, and the residential character of a neighborhood.

Regardless of the district in which they are located, Secondary Dwelling Units are only permitted on lots of at least 2 acres that have a minimum of 200 feet of road frontage.

Definitions

Gross Floor Area: The sum of the floor area of the spaces within the residential conditioned building space measured to the exterior surfaces of the outside walls, including basements, mezzanines and intermediate floor levels. Exemptions include non-enclosed areas, balconies, porch roof overhangs and any non-enclosed areas whether covered by a roof or not. Attached utility structures such as a garage or carport would be exempt from the gross square footage.

Primary Dwelling Unit: The Primary Dwelling Unit of which the SDU is a part, or, if detached, the Single Family Dwelling on the lot on which the SDU is located.

Secondary Dwelling Unit: A Secondary Dwelling Unit (SDU) is a self-contained housing unit that is either part of a Single-Family Dwelling, or may be detached, and is located on the same lot and complies with the provisions of this bylaw.

Procedure and Requirements

- 1). The Building Commissioner may issue as a matter of right a Building Permit authorizing the construction of an SDU if the following conditions are met:
 - (a) Only one SDU may be created on a lot.
 - (b) The lot is a minimum of 2 acres and has a minimum of 200 feet of road frontage.
 - (c) The Secondary Dwelling Unit must be within 100 feet of the Primary Dwelling Unit.
 - (d) The gross floor area of an SDU (including any additions) shall not be greater than 800 square feet.

(e) A building permit for an SDU requires a Site Plan Review by the Planning Board. As per section 9.5 Site Plan Review, 9.5.1 Applicability; construction, exterior alteration or exterior expansion of a residential structure with two or more dwelling units requires Site Plan Review.

(f) Only one dwelling unit at a time, either Secondary or Primary, on the lot shall be rented.

(g) A minimum of two off-street parking spaces per dwelling unit must be provided for a minimum of four parking spaces to serve the primary dwelling unit and the SDU.

(h) A home occupation may be allowed in the primary dwelling unit and/or the SDU. Additional parking is required as per Section 6.0 General Regulations, Parking.