

HOUSING OPTIONS – ACCESSORY UNITS & ZONING

ADAM TURNER, MARTHA'S VINEYARD COMMISSION



WHAT ARE ACCESSORY UNITS?

A unit in addition to a single family residence, subordinate to the primary structure

An accessory dwelling unit is a really simple and old idea: having a second small dwelling on the same grounds (or attached to) your regular single-family house, such as:

- An apartment over the garage
- A tiny house (on a foundation) in the backyard
- A basement apartment
- A unit connected to an existing house



WHAT ARE ACCESSORY UNITS?



A unit above the garage



A small cottage

WHAT ARE ACCESSORY UNITS?



Backyard tiny houses

WHY USE THIS OPTION?

- Flexibility in housing makes sense for lifestyle and financial reasons.
- As people buy houses and live in them for decades, their needs change over time.
- Accessory units can be financed as part of the existing house – equity mortgage.

Most commonly, these units were used for family members and called Mother In Law Apartments.

- Allows elders to age in place – and rent larger house out to others.
- People want to stay in their homes as they age, but finances and design can be problematic.
- Helps people meet their needs without moving.
- Legal rental income can be obtained from an accessory apartment – adds flexibility to finances.

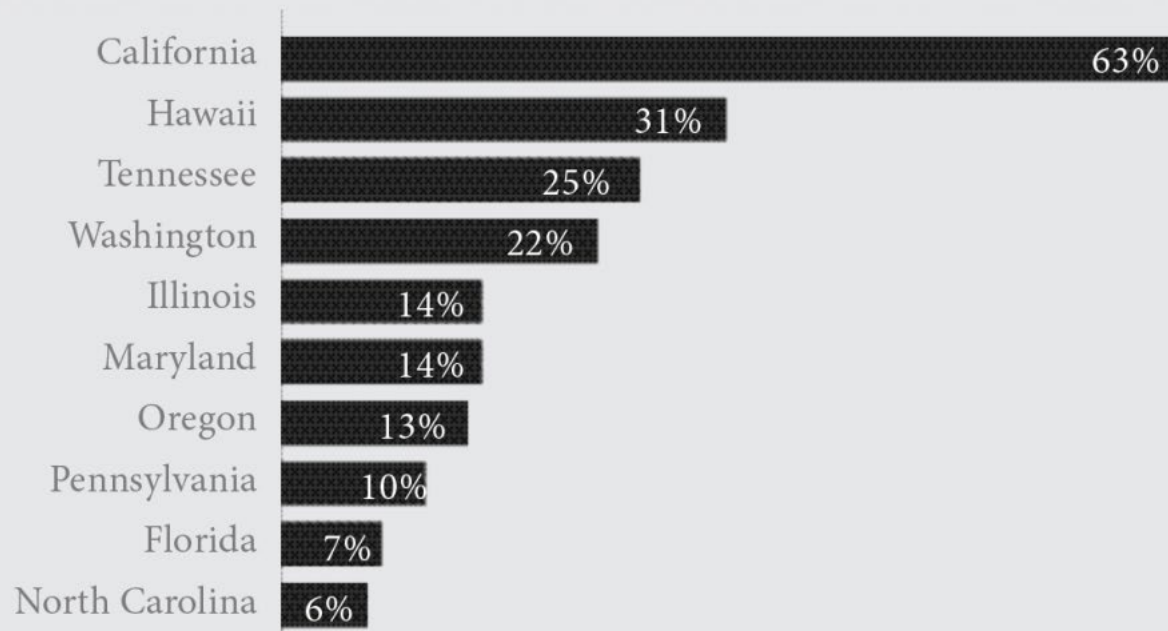


Life Cycle Diagram: for family and housing needs

ACCESSORY DWELLING UNITS ARE ON THE RISE!

STATES WITH INCREASING ADU BUILDING PERMITS

2017 Year-Over-Year Percent Change In ADU Building Permits



“Accessory apartments allow for more people to live in low-density neighborhoods without significantly altering the buildings in the neighborhood. They provide income for the homeowners who build them and rent them out, making it easier for some to stay in their increasingly expensive neighborhoods. They also provide naturally cheaper options, especially in higher-cost areas that have a particular dearth of affordable homes.”

- David Whitehead, Housing Program Organizer, Washington, D.C.

PORTLAND, OREGON

**BUILD SMALL,
LIVE LARGE**
THREE DAYS OF ADU EVENTS



SATURDAY, JUNE 22ND, 2019 • 9AM-6PM

PORTLAND'S ACCESSORY DWELLING UNIT TOUR

SELF-GUIDED TOUR OF 10+
ADUS AROUND PORTLAND
EARLY BIRD TICKETS UNTIL JUNE 1, 2019

TICKETS
\$25 | \$30
EARLY BIRD | REGULAR

OTHER WEEKEND EVENTS *SEPARATE REGISTRATION REQUIRED

FRIDAY, JUNE 21ST • 8:30AM - 6PM
ACCESSORY DWELLING
ACADEMY

SUNDAY, JUNE 23RD • 9:30AM-1:30PM
ADU CLASS
WITH KOL PETERSON

REGISTER FOR ALL EVENTS AT:
ACCESSORYDWELLINGS.ORG

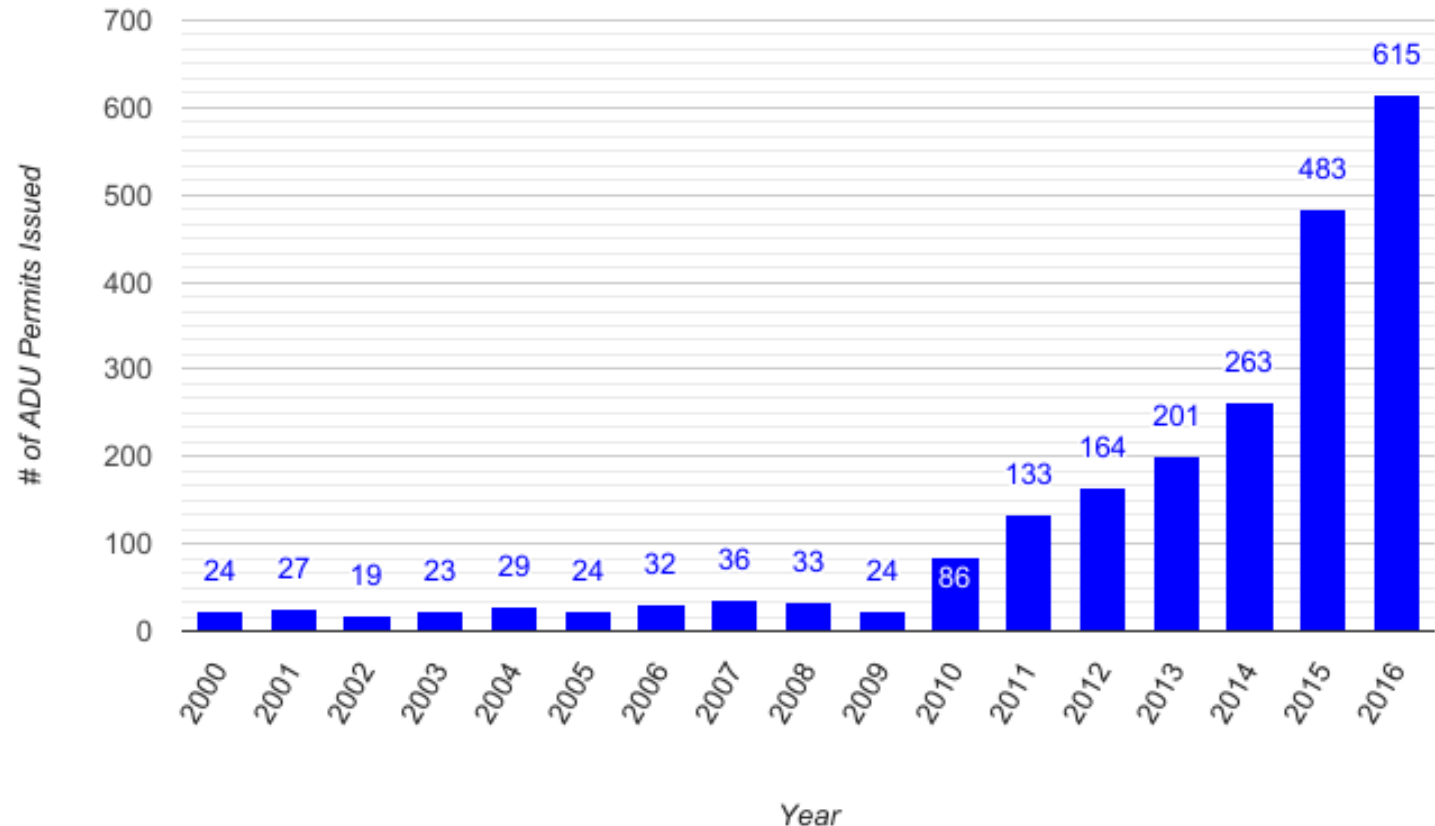
BROUGHT TO YOU BY:



IN PARTNERSHIP WITH:



ADU Permits Issued in Portland from 2000-2016



MARTHA'S VINEYARD ZONING – TYPES OF ACCESSORY UNITS

Most Island Towns permit accessory units in some form. They must be subordinate to a full dwelling.

Detached Bedroom

- Restrictions on size and facilities, but are permitted in all districts

Example:

A detached bedroom is defined as either a freestanding structure or a bedroom over a non-habitable accessory structure and all of the following: a) bedroom and bathroom only; b) no sitting rooms, no entrance alcoves, no hallways; c) the footprint, measured by the inside perimeter of the proposed livable space, is no larger than 400 square feet (including bathroom, closets, and enclosed porches; d) plumbing in the bathroom only, and limited to one hand sink, one toilet, and one bathtub/shower; e) no stove or refrigerator.

Accessory Apartment

Same as an attached bedroom, but permitted to have a kitchen and other facilities.

MARTHA'S VINEYARD ZONING – TYPES OF ACCESSORY UNITS

Guest House

- Permitted smaller unit on lot of adequate size. Fully separate facilities.

Example:

One guest house on a lot with a single-family dwelling, which dwelling shall have been in existence for not less than five years. Such guest house shall not be larger than 900 square feet in total livable floor space. The front, side, and rear setbacks requirements for a guest house shall be the same as those provided for a principal structure in the zoning district in which it is located. The lot on which a guest house is constructed must have a minimum area of 15,000 square feet. Either the original or subsequent building may be designated as a guest house.

Conversion to Duplex

- Some towns permit the expansion of a single-family home to a multi-family home.

OTHER USES

West Tisbury, Aquinnah and Chilmark allow their accessory apartment bylaw to be used for care givers



Accessory Unit in West
Tisbury



OTHER USES



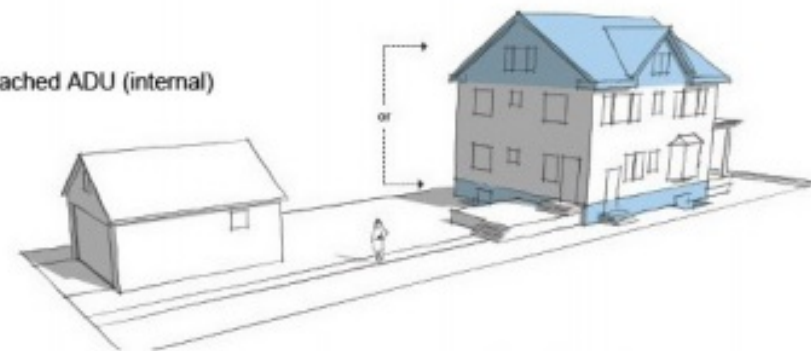
Hinckley's Hardware – Proposed design for 72 residential units



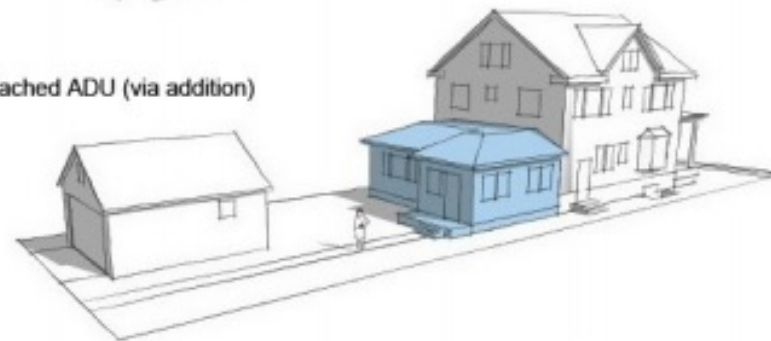
Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

Attached ADU (internal)



Attached ADU (via addition)



Detached ADU

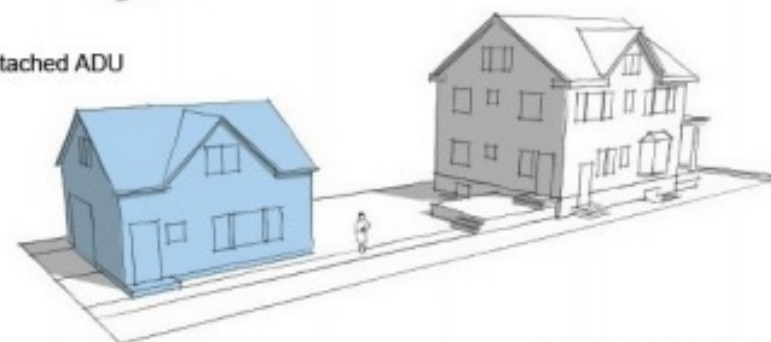


Image credit: City of Saint Paul, MN