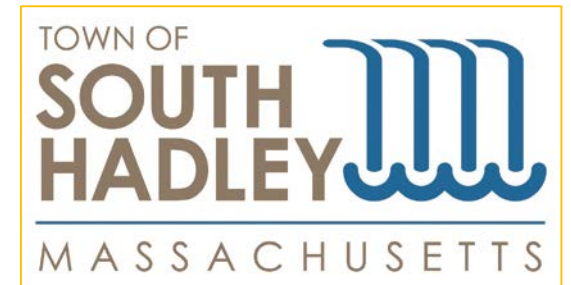


Accessory Dwelling Units Zoning Bylaw - Proposed

Public Hearing
South Hadley Planning Board Meeting
February 27, 2023 @ 6:30 PM via Zoom

<https://southhadley.org/DocumentCenter/View/10679/Accessory-Dwelling-Unit-Bylaw---Working-Draft---January-20-2023>



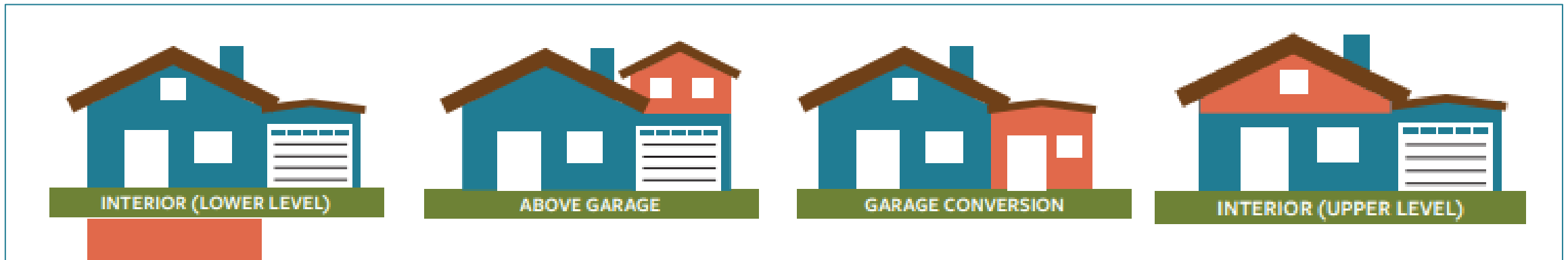
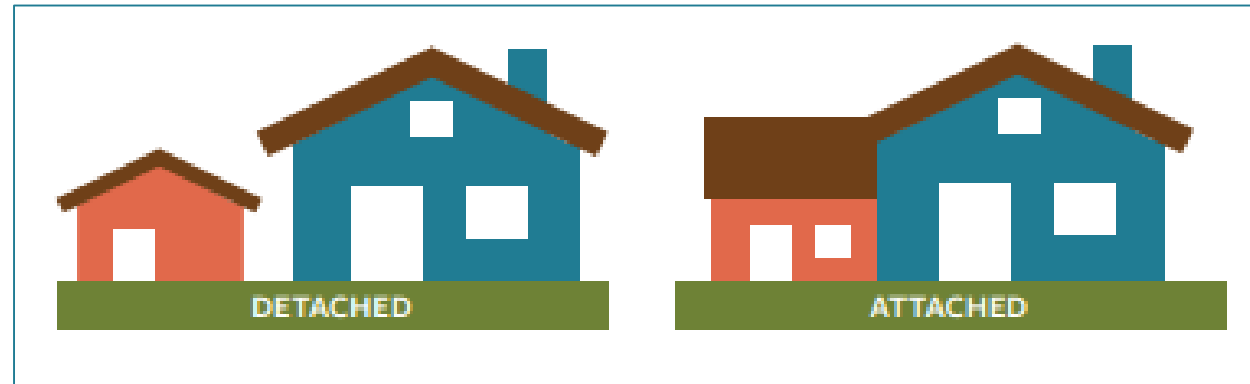
Accessory Dwelling Units (ADUs) –

Small houses or apartments that exist on the same property as a single-family residence.

ADU Bylaw Definition:

Is not larger in floor area than $\frac{1}{2}$ the floor area of the principle dwelling or 900 square feet, whichever is smaller.

ATTACHED and DETACHED



Housing Unit –

Includes all separate living facilities, such as single-family homes, condominiums and apartments.

Household –

The people who occupy a single housing unit together. Can include a single person living alone, a couple, families and roommates.

Households are the base unit of assessing who lives in housing units.

“Affordable” Housing –

Housing units that have *deed restrictions* stating they must be sold or rented at an affordable rate to income qualifying households.

“affordable” Housing–

Housing units that are not deed restricted but have rental or ownership rates that *meet middle income and workforce median household incomes*.

Sometimes called “workforce housing” or the “missing middle”.

Area Median Income (AMI) –

Federally determined for the region that includes all of Hampshire and Hampden counties (Greater Springfield Metropolitan Area). The middle value separating the higher half of the income range from the lower.

Low-income –

Any *household* with total income that is 80% or less than the AMI, adjusted for household size.

Greater Springfield AMI

	Household Size							
	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
50% AMI Minimum Income	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550	\$52,950	\$56,400
80% AMI Maximum Income	\$47,850	\$54,650	\$61,500	\$68,300	\$73,800	\$79,250	\$84,700	\$90,200

Source: MA Department of Housing & Community Development, Emergency Rental & Mortgage Assistance Program Income Guideline

Community Plans – Goals, Objectives and Recommendations

Master Plan (2020)

Objective 1-2: Support the development of housing at difference scales and price ranges to meet the needs of people at all life stages and incomes.

G1-8 Action: Advocate for programs and services that allow seniors to age in place.

Age Friendly South Hadley – Community Assessment and Recommendations (2021)

Priority Actions:

#1 Support Town efforts to adopt inclusionary zoning policies and to allow for conversion of single-family homes to multiple units and/or to add accessory apartments to properties with single family homes.

#9 Support the ability of homeowners to add Accessory Apartments to their homes or properties (through zoning amendment).

Route 33/202 Corridor Study (2022)

Recommendation: New zoning district that allows “conversions from single-family homes to professional offices or to two- or three-family homes” (Gateway District)

Accessory Dwelling Unit Bylaw

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 - B. Definitions
 - C. Procedural Requirements

- II. Use and Dimensional Standards

- III. Administration and Enforcement

- Use and Dimension Schedule Summary

I. GENERAL PROVISIONS

A. Purpose and Intent

a. **Home prices and rents unaffordable by families and households of middle and moderate incomes**

Affordability Gap – Median household income could not afford to rent or purchase a home at current prices

In South Hadley:

Median **Homeowner** Household Income = \$94,000 per year

Needed income to afford median home price = \$107,000 per year

Median **Renter** Household Income = \$42,000

Needed income to afford average home rental = \$80,000

b. Falling short of meeting current and future housing demand

**Hampshire County will have deficit of more than 3,500 housing units
by 2025 - UMASS Donahue Institute**

Vacancy rates in South Hadley are low:

0.4% of ownership units (healthy market level is 2-4%)

4.2% of rental units (healthy market level is 5-7%)

*Low vacancy drives up rates, reduces affordability and
displaces families.*

c. Reduce barriers that prevent homeowners from building ADUs

Existing Zoning Bylaw prohibits ADUs.

New multifamily or conversion to multifamily highly regulated.

Y = by right

SPR = Site Plan Review

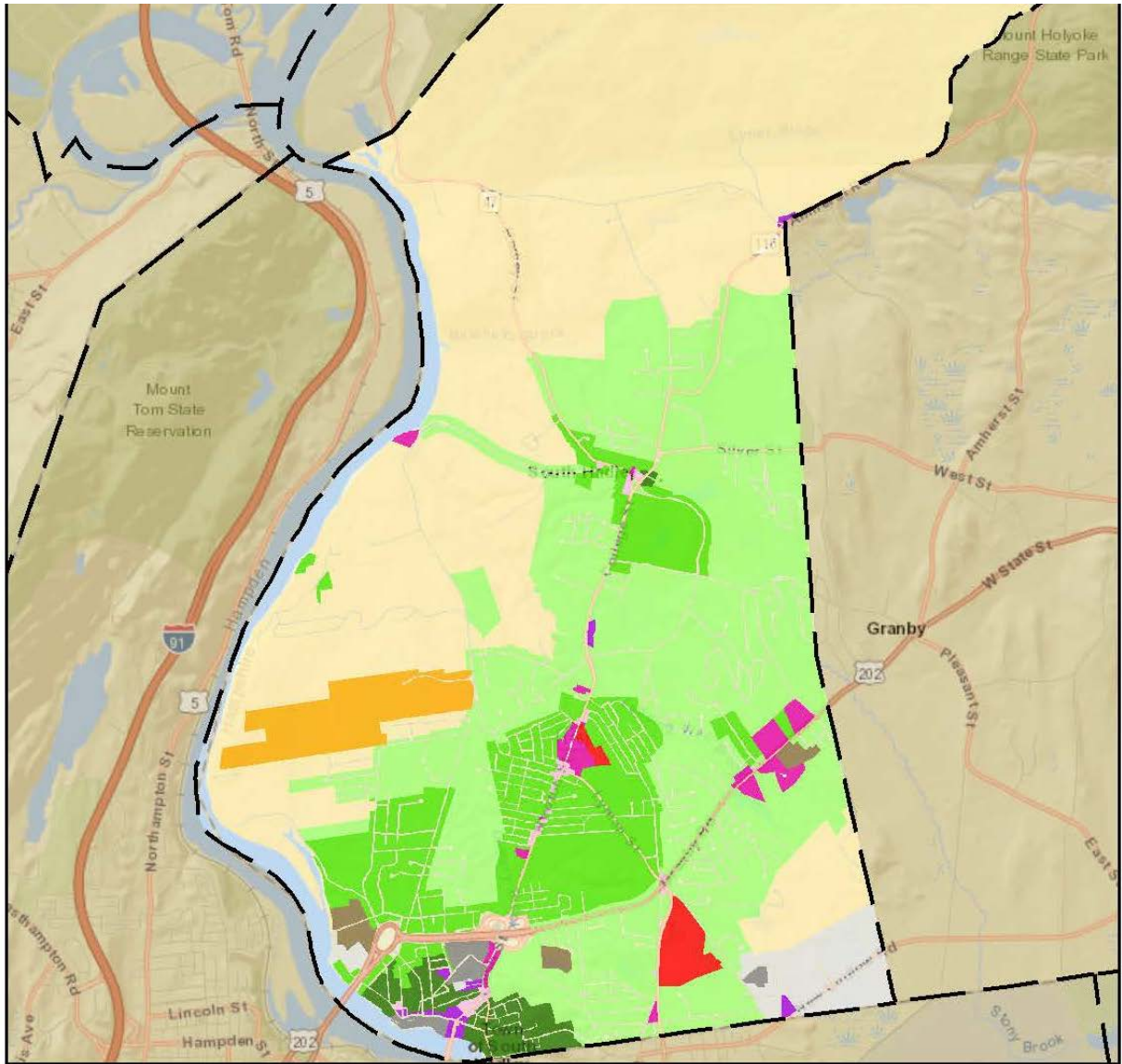
SP = Special Permit

N = Prohibited

USE	Residence				AGR	Business				Industrial		
	RA-1	RA-2	RB	RC		BA-1	BA	BB	BC	IA	IB	IG
<i>Base Zoning Minimum Lot Size**</i>	22,500	12,500	7,500	***	30,000	25,000	10,000	12,000	20,000	40,000	none	none
Single-family	Y	Y	Y	Y	Y	N	Y	Y	SP	N	N	N
Single-family to Two-family Conversion	N	SP	Y	N	SP	N	Y	Y	N	N	N	N
Two-family (NEW)	SP	SP	Y	N	N	N	SP	SP	N	N	N	N
Three-family	SP	SP	SPR	Y	N	N	SP	SP	N	N	N	N
Four-family +	SP	SP	SP	SPR	N	N	SP	SP	SP	N	N	N

Zoning Map

USE	Residence				AGR
	RA-1	RA-2	RB	RC	
<i>Base Zoning Minimum Lot Size**</i>	22,500	12,500	7,500	***	30,000
Single-family	Y	Y	Y	Y	Y
Single-family to Two-family Conversion	N	SP	Y	N	SP
Two-family (NEW)	SP	SP	Y	N	N
Three-family	SP	SP	SPR	Y	N
Four-family +	SP	SP	SP	SPR	N



MASSGIS Town Line	Business A-1	Industrial B	Residence B
Mask	Business B	Ind. Garden District	Residence C
Agricultural	Business C	Residence A-1	
Business A	Industrial A	Residence A-2	

d. Benefits of ADUs

a) Increase supply of smaller housing stock to meet needs of smaller households

40% of households in South Hadley are single-people living alone or unrelated people living together

b) Help older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents, and locations

21.6% of South Hadley's population is 65 years or older, and 14.5% are between 55 and 64 years old

40% of South Hadley households are low-income

d) Provide homeowners with extra income to help meet the rising costs of homeownership

30% of South Hadley homeowners are low-income

e) Create a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without them leaving their community

Approximately 12% of South Hadley residents have a disability, including 15% of people 65-74 years old, and 40% of people 75 years and older

I. GENERAL PROVISIONS

B. Definitions

Accessory Dwelling Units (ADUs) –

- Self-contained housing unit
- Is not larger in floor area than $\frac{1}{2}$ the floor area of the principle dwelling or 900 square feet, whichever is smaller.

Building, Attached -

A building have any portion of one or more walls in common or within five feet of an adjacent building.

Building, Detached -

A building having more than five feet of open space on all sides.



I. GENERAL PROVISIONS

C. Procedural Requirements

Refers to the Zoning Use Regulations Schedule,
which indicates if it is by
Site Plan Review or by-right
thereby indicating procedures for permitting.

II. USE AND DIMENSIONAL STANDARDS

A. Following conditions are required for a permit:

Unit is separate containing both kitchen and bath.

1 ADU per single-family dwelling; multi-family dwellings not eligible for ADU.

Owner of residence must occupy principle dwelling or ADU.

Gross floor area no larger than $\frac{1}{2}$ floor area of principle dwelling or 900 SF, whichever is smaller.

ADU not occupied by more than 3 people, and 2 bedrooms max.

II. USE AND DIMENSIONAL STANDARDS

A. Following conditions are required for a permit:

Must conform to State Building Code, Title V of State Sanitary Code, and all other local bylaws and regs.

Off-street parking is required.

Building setbacks must comply with principle use structure, including conversion of accessory structures to ADU.

Detached ADUs limited to 1 ½ stories.

ADU not eligible for Short Term Rentals

II. USE AND DIMENSIONAL STANDARDS

B. Permit granting authority may allow deviations from stated conditions to install features to facilitate access and mobility for disabled persons.

II. USE AND DIMENSIONAL STANDARDS

C. D. and E.

Conditions relate to notarized letter certifying owner occupancy being recorded at Registry of Deeds at time of permit and again at sale.

III. ADMINISTRATION AND ENFORCEMENT

A. Building Commissioner will administer and enforce bylaw.

B. Building permits required; Board of Health review; Certificate of Occupancy required.

C. Building Commissioner can refuse to issue permit if in violation of any conditions of bylaw or other permits issued by Town entities.

D. Building Commissioner can issue a cease and desist for violations of this bylaw.

E. Construction or use must be in accordance with this bylaw and any amendments, unless construction or use is begun within a period of not more than 6 months after the issuance of a permit granted before the date of the amendment.

Chapter 255 Zoning Use and Dimensional Regulations Summary
DRAFT Amendments in YELLOW HIGHLIGHTS

Y = by right

SPR = Site Plan Review

SP = Special Permit

N = Prohibited

USE	Residence				AGR	Business				Industrial		
	RA-1	RA-2	RB	RC		BA-1	BA	BB	BC	IA	IB	IG
<i>Base Zoning Minimum Lot Size**</i>	22,500	12,500	7,500	***	30,000	25,000	10,000	12,000	20,000	40,000	none	none
Single-family	Y	Y	Y	Y	Y	N	Y	Y	SP	N	N	N
Single-family to Two-family Conversion	N	SP	Y	N	SP	N	Y	Y	N	N	N	N
Two-family (NEW)	SP	SP	Y	N	N	N	SP	SP	N	N	N	N
Three-family	SP	SP	SPR	Y	N	N	SP	SP	N	N	N	N
Four-family +	SP	SP	SP	SPR	N	N	SP	SP	SP	N	N	N
Mobile Home 255-33*	Y	Y	Y	N	N	N	N	N	N	N	N	N
Mobile Home Parks	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit - Attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N
Accessory Dwelling Unit - Detached	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N



[AARP.org/ADUs](https://www.aarp.org/ADUs)

The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



DETACHED ADU



BASEMENT ADU



GARAGE-CONVERSION ADU



ATTACHED ADU



SECOND-STORY ADU

[AARP.org/ADUs](https://www.aarp.org/ADUs)

South Hadley Subsidized Housing Inventory (Deed Restricted Affordable Housing Units)

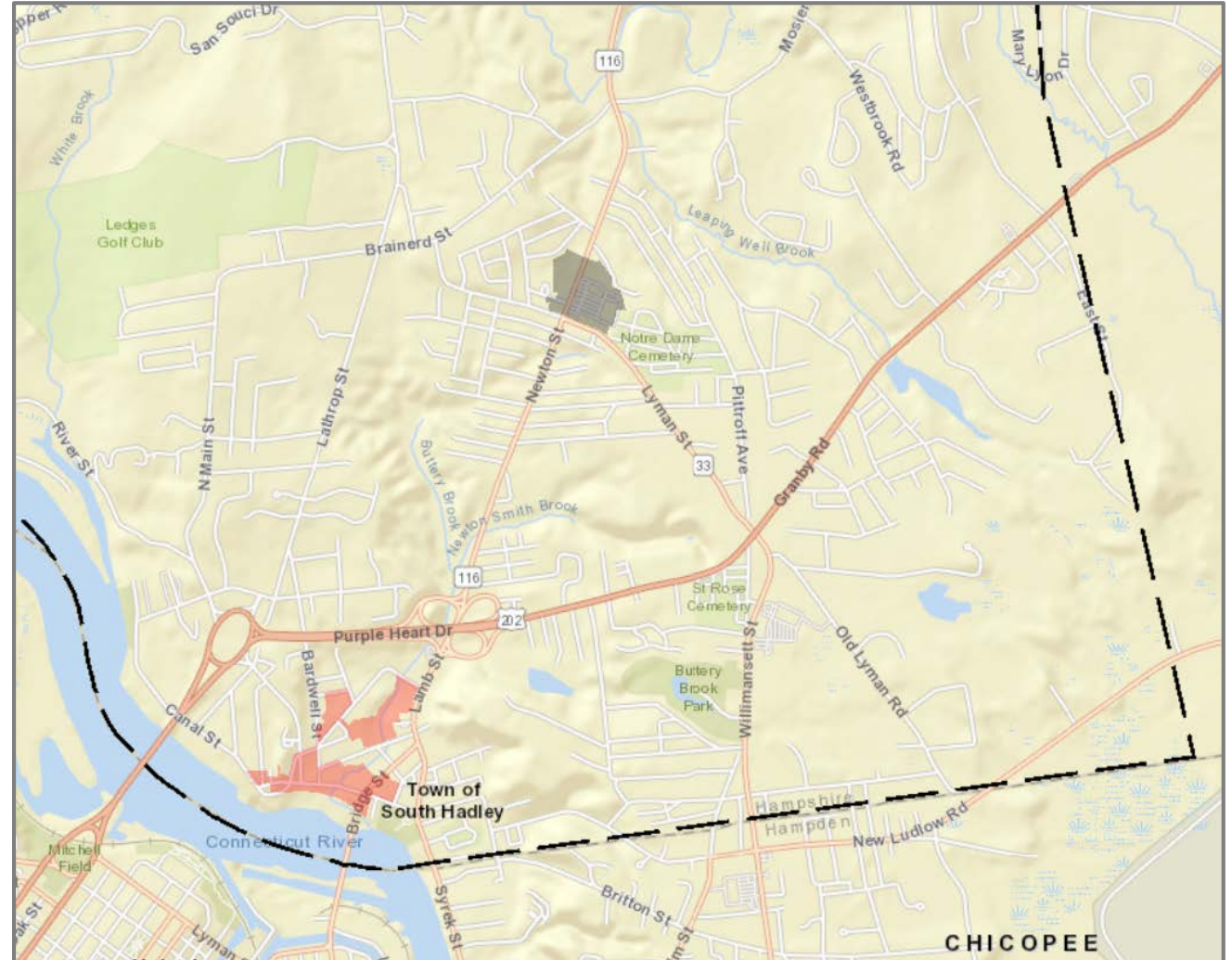
Year-round Housing Units	7,091
% Subsidized	5.98% (424 units)
# of new units needed	+285 (to meet 10% goal)

Source:

*Massachusetts Dept. of Housing and Community Development, Ch. 40B Subsidized Housing Inventory;
2010 US Census*

Smart Growth Zoning Districts (40R)

- Newton Street SGZD
- South Hadley Falls SGZD



Park at Woodlawn – Newton Street SGZD

60-unit Affordable Housing Development - \$30 million

- 18 apartments - households up to 30% AMI
- 27 apartments – households up to 60% AMI
- 15 apartments – above 60% AMI, MassHousing Workforce Housing

Examples of income limits by household type for 60% AMI:

- Individual = \$35,340
- 2-person household = \$40,380
- 3-person household = \$45,420
- 4-person household = \$50,460

Examples of households that would qualify based on income:

- Couple where both work 40 hours/week at \$15/hour qualify for Workforce apartment
- Couple where one person works 40 hours per week and other 10 hours/week at \$15/hour qualify for 60% AMI apartment
- Single person with 2 kids earning \$45,000/year qualify for 60% AMI



Average Salary by Job in South Hadley Area

\$56,183 per year

\$64,084 fulltime per year

Lawyers	\$131,830
Management Occupations	\$114,260
Accountants and Auditors	\$80,520
Registered Nurse	\$77,569
Elementary School Teachers	\$73,530
Medical Assistant	\$40,288
Teaching Assistants	\$38,210
Home Health Aide (CNA)	\$34,650
Direct Support Professional	\$36,053
Sales Associate	\$34,543

Income limits at 30% AMI :

Individual = \$19,800

2-person household = \$22,600

3-person household = \$25,450

4-person household = \$28,250

Income limits at 60% AMI :

Individual = \$35,340

2-person household = \$40,380

3-person household = \$45,420

4-person household = \$50,460

Income limits at 80% AMI:

Individual = \$47,850

2-person household = \$54,650

3-person household = \$61,500

4-person household = \$68,300

Comments via Email or Hardcopy

SHPlanBoard@southhadley.ma.gov

Planning and Conservation Department
116 Main Street, South Hadley, MA 01075

