

, A To see if the town will petition the Massachusetts Department of Housing and Community Development to include accessory apartments in the Town of Hull Subsidized Housing Inventory under Local Initiative Program criteria as applicable.

B) And further to see if the Town will amend Section 31 of the Zoning Bylaws and adopt the proposed Section 49 to the Zoning Bylaws to add the following:

SECTION 31 SINGLE FAMILY RESIDENCE DISTRICTS; 31-1 Permitted Uses; **After 31-1 (g) ADD:** (h) Accessory Apartments, subject to the requirements of this Zoning Bylaw under Section 49.

After Section 48 ADD:

SECTION 49 ACCESSORY APARTMENTS

Definition: Accessory Apartment: is a self-contained and clearly subordinate dwelling unit incorporated within a building constructed as a detached single-family dwelling in a manner that maintains the character and structural appearance of a single-family residence.

49-1 Purpose and Intent: The intent of Section 49 is to authorize the creation of accessory apartments in conforming and owner-occupied single-family dwellings, and at the same time encourage the town to monitor conversions for code compliance. The purpose is to:

- (a) Regulate accessory apartments;
- (b) Encourage housing for persons of all income levels by promoting the more efficient use of land in harmony with its natural features and in furtherance of the general intent of this Bylaw to promote the health, safety, convenience and general welfare of the inhabitants of the Town of Hull;
- (c) Provide older homeowners with a means of obtaining rental income, companionship, security and services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
- (d) Create small, moderately priced rental units to meet the various needs of residents without adding to the number of buildings in town and without reducing open space in the town;
- (e) Encourage a more efficient and economic use of existing housing stock by enabling owners of single-family dwellings larger than required for their present needs to share space and the burdens of homeownership;
- (f) Expand the types of housing units available to moderate income residents by creating a permitting process for converting so-called in-law apartments in existing single-family dwellings into code-compliant accessory apartments.

49-2 Conversion or construction to provide for one additional dwelling unit as an accessory apartment within a single-family dwelling will be permitted if the following conditions are met:

- (a) The house must have been owner-occupied by the initial petitioner for five previous years, and an affidavit shall be provided stating that one of the two dwelling units shall be occupied by the owner of the property, except for bona fide temporary absence;
- (b) There shall be at least three off-street parking spaces on the lot;
- (c) The petitioner must comply with the rules and regulations of the Board of Health; (d) The apartment shall not be greater than 800 square feet of gross floor area;
- (e) The apartment shall be constructed within the existing building footprint;
- (f) The apartment shall be -constructed within the Single Family Residence Districts Band C;
- (g) The structure must conform to the following Dimensional Requirements and Intensity Regulations from Section 50, Table 50:
 - 1) Minimum Lot Dimensions: area and frontage;
 - 2) Minimum Yard Dimensions: 10 feet side setbacks and 20 feet rear setback;
 - 3) Maximum Height of Buildings: 3 stories, 35 feet height;
 - 4) Maximum Lot Coverage: 30%.

49-3 If the applicant is unable to satisfy one or more of the above conditions (Section 49-2), they may seek zoning relief from the Board of Appeals (Section 80-2). Zoning relief may be conditioned upon Local Initiative Program criteria. "OR TAKE ANY OTHER ACTION RELATIVE THERETO"