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Planning Department

MEMORANDUM

To: Planning Board

Date: August 15, 2016

From: Kristen Guichard, AICP, Assistant Town Planner

Subject: Accessory Apartments

2016 Annual Town Meeting adopted amendments to Section 3.3 which expanded opportunities for Accessory Apartments in attached additions and in detached structures built prior to 2010.

This proposed amendment further expands opportunities by allowing Accessory Apartments as a by-right use in pre-existing and *newly* constructed detached buildings in all single-family residential zoning districts and on all lots with single-family use, subject to the existing standards for Accessory Apartments.

The Planning Department increasingly fields inquiries from residents seeking to build a “Tiny House” or detached apartment on their lot to accommodate aging family members, friends or others in the community. As demonstrated by Acton 2020 Objective 7.4 and Action Items 5.1.1.1 and 7.4.1 and the Housing Production Plan Strategy 5.3, there is a need for a diverse range of affordable housing options and a desire to support the financial ability of all residents to stay in Acton for a lifetime. This amendment addresses that need by removing barriers to increasing the range of housing options available to residents.