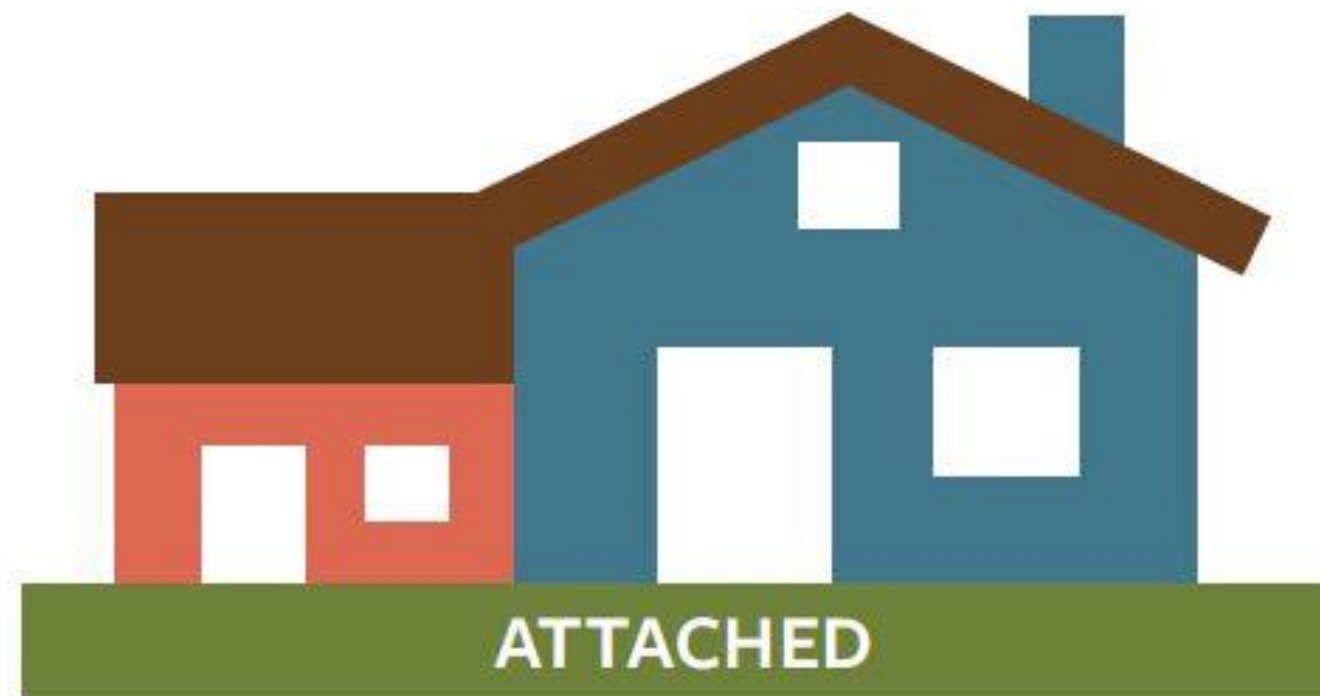


TOWN OF DEDHAM

Accessory Dwelling Units

INFORMATIONAL



Dedham Accessory Dwelling Units

Virtual Community Conversations Logistics

- The Virtual Community Conversations event will be recorded and will be posted online and broadcast through Dedham TV
- We invite you to mute yourself to avoid audio issues
- Please use the chat function or comments on Facebook Live for questions
- You will be invited to participate in polling with your browser or a cell phone

Dedham Accessory Dwelling Units Working Group

Jeremy Rosenberger, Planning Director

Michelle Tinger, Community Planning &
Engagement Specialist

Jessica Porter, Planning Board Member

Diane Barry Preston, Livable Dedham

Peter Smith, Oxbow Partners

Antron Watson, AARP Massachusetts



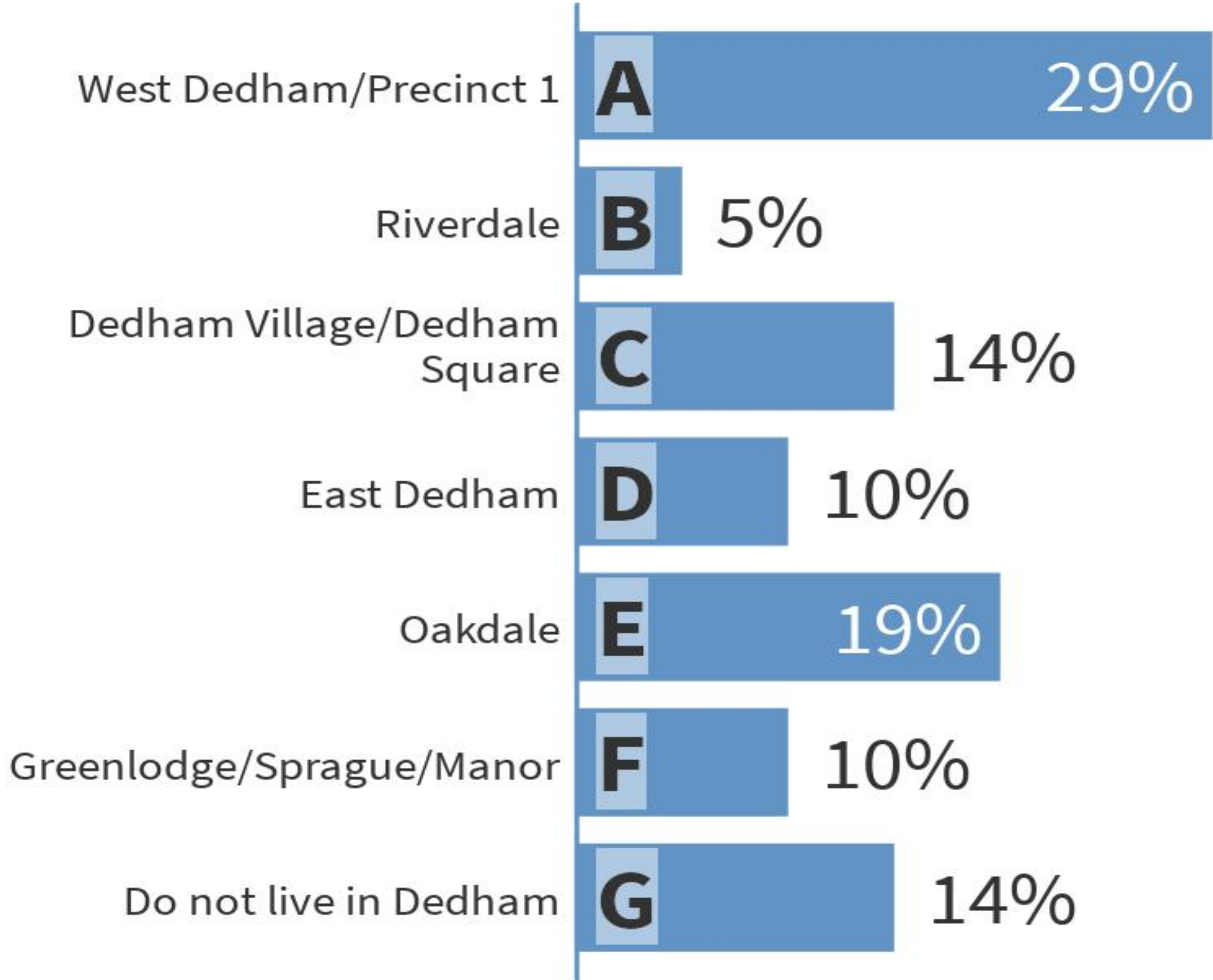
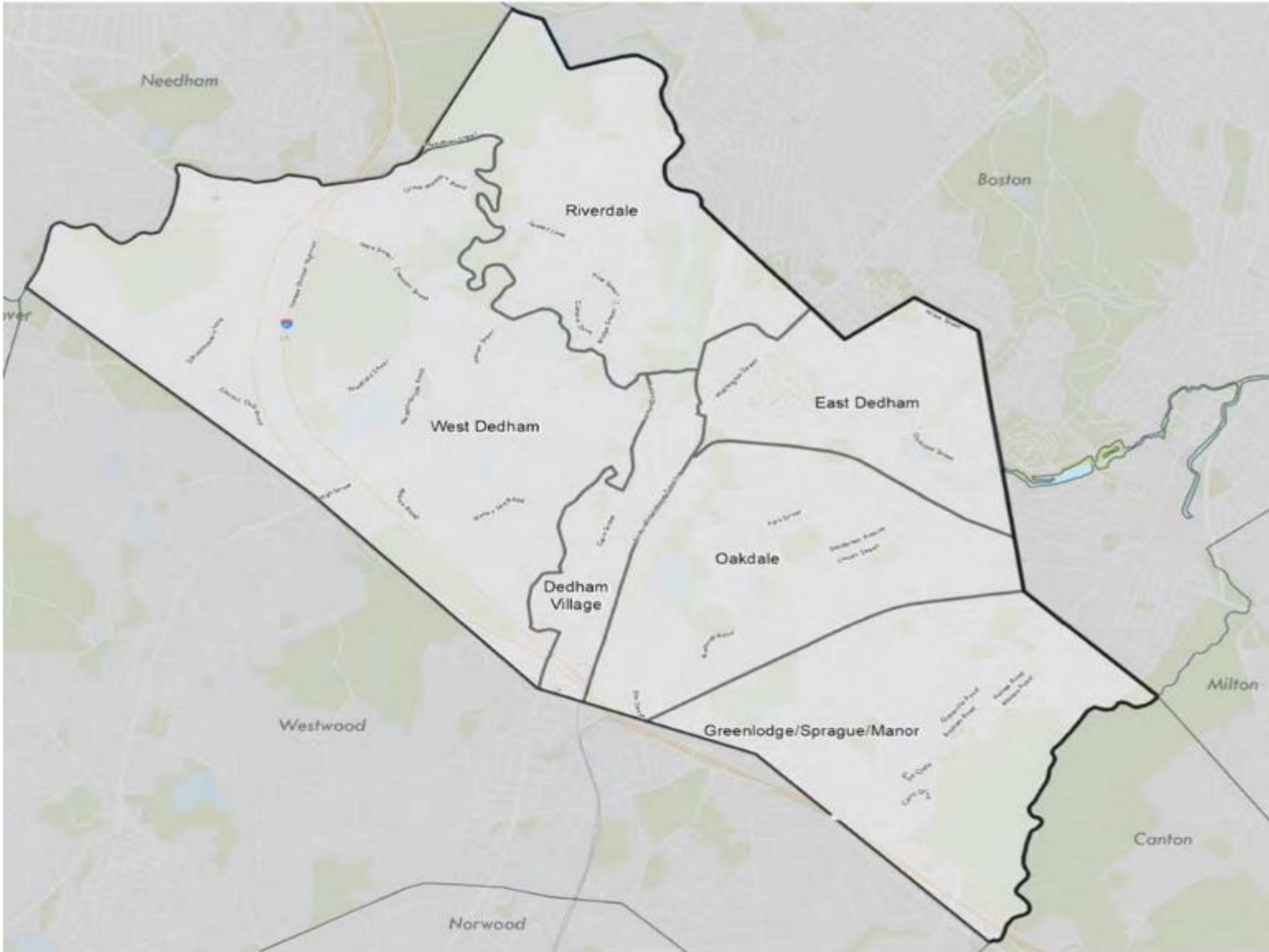
To connect to the interactive poll:

On a browser, go to Pollev.com/planningandz444

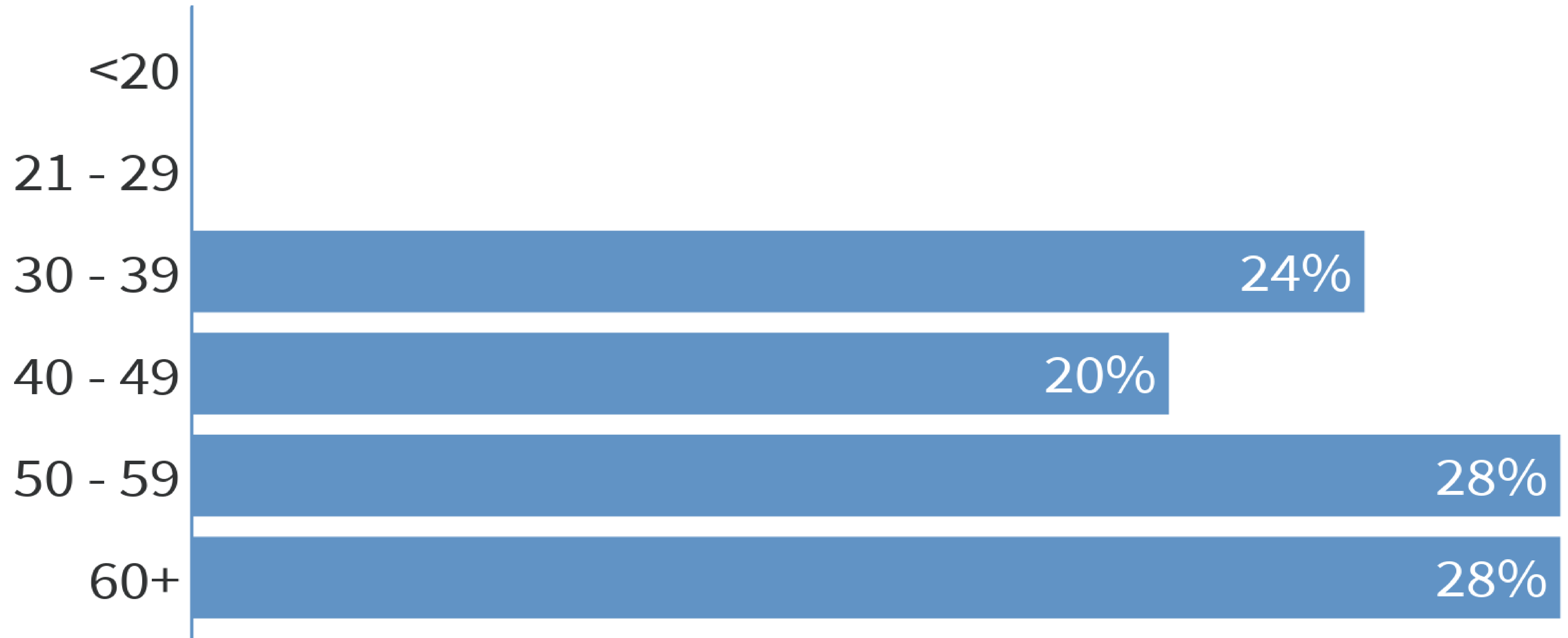
-OR-

On a cell phone, text **PLANNINGANDZ444 to **22333****

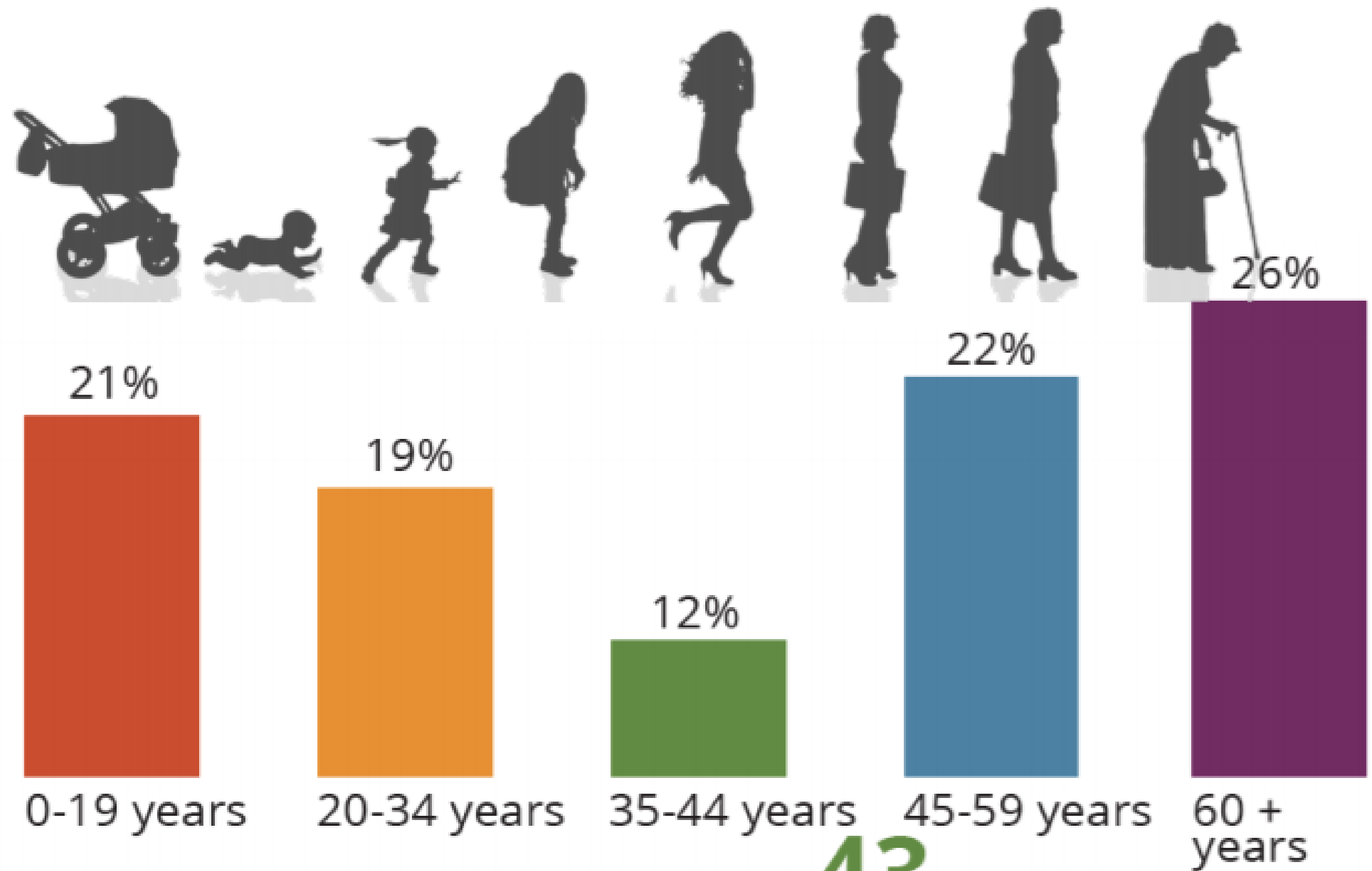
Question 1: Please select the location which you live.



Question 2: What is your age?



Dedham's Population is Changing



MEDIAN AGE: 43

Trends and Change (2000 - 2017)

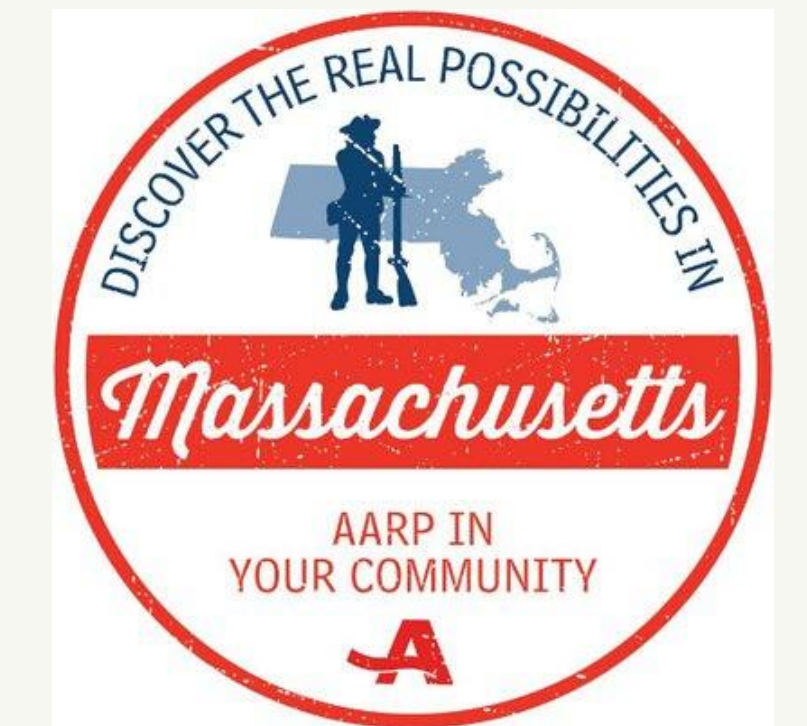
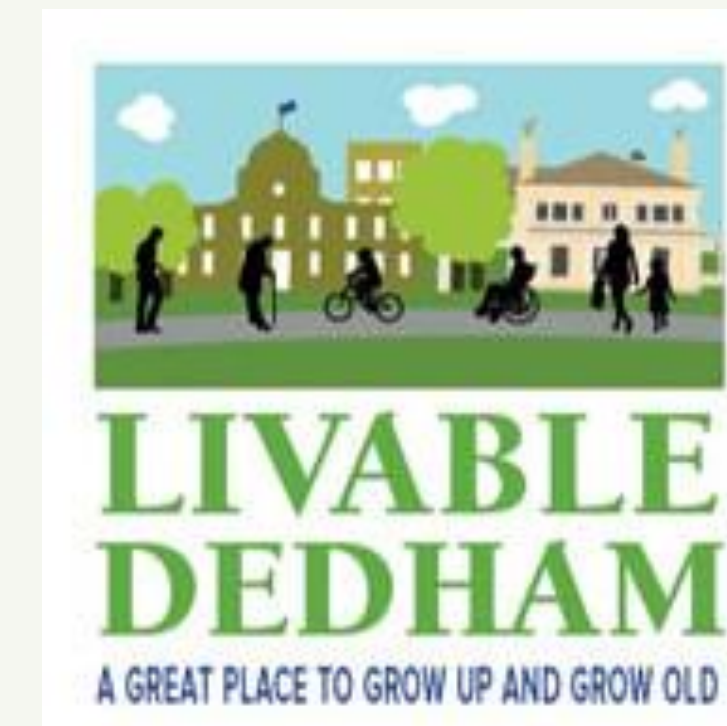
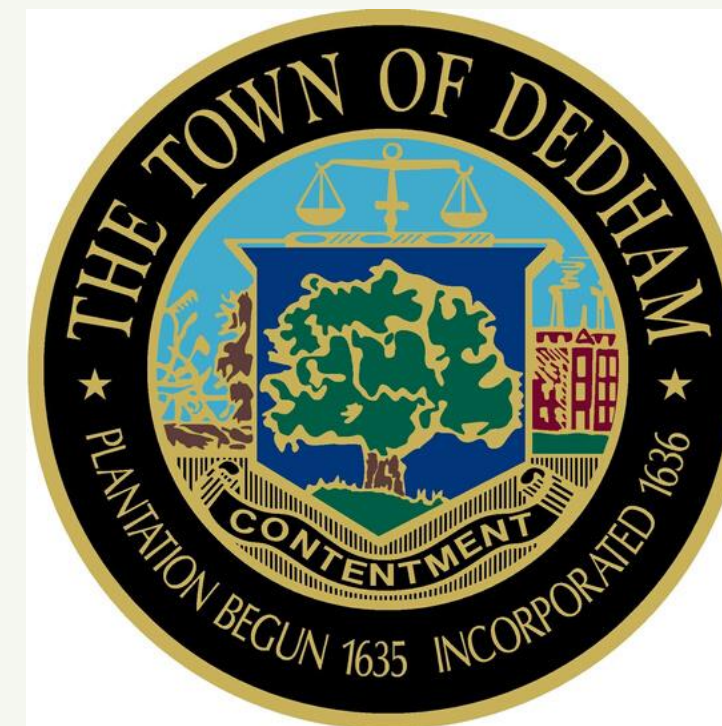
- **8%** population increase
- **3%** decrease in youth (under 20)
- **31%** increase in older adults/seniors (60+)

Projected to increase more than 60% (2010-2030)



Accessory Dwelling Units (ADUs): What are they?

An ADU is a simple and old idea: having an additional dwelling unit, typically part of a single-family house.

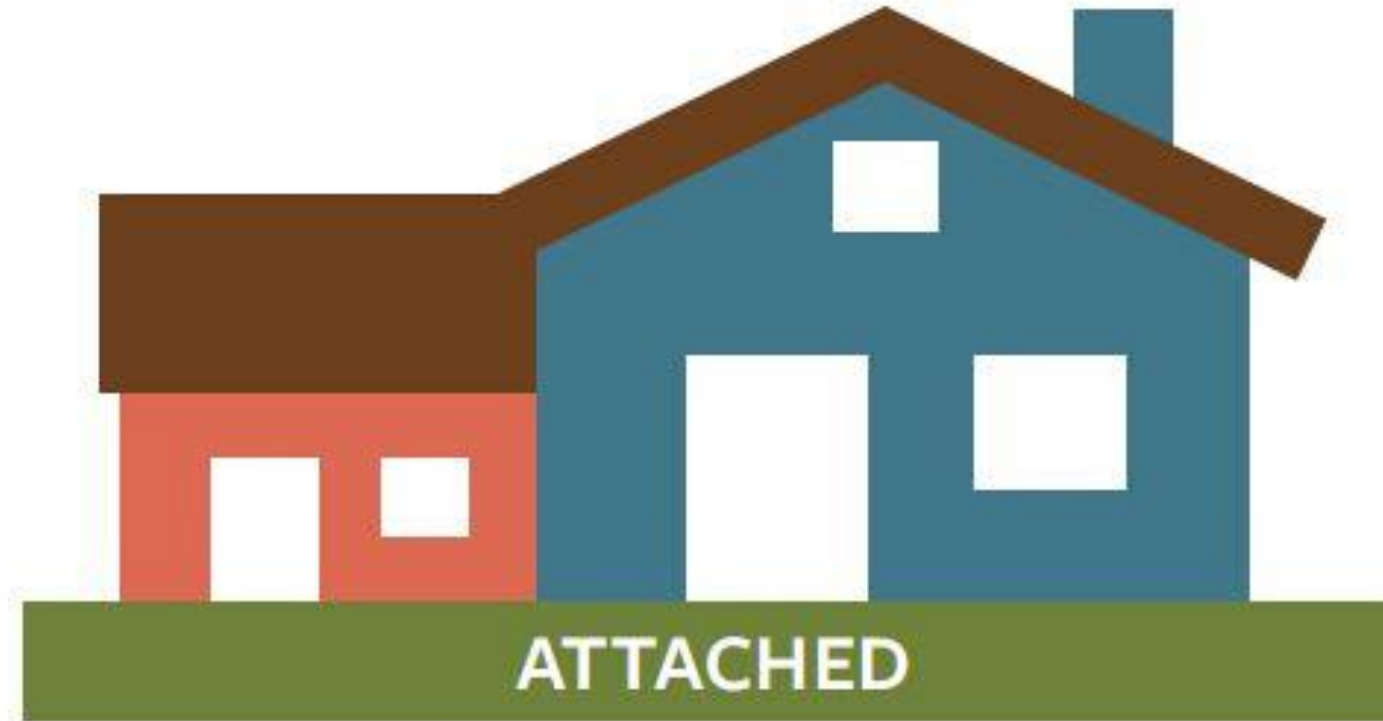


Accessory Dwelling Units

COMMON NAMES...

- Accessory Apartment
- Back House
- Carriage house
- Granny Flat
- In-Law Suite
- Mother-Daughter House





▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Accessory Dwelling Units (ADUs): Why do people build them?



Multi-generational Living



Individuals in Need of Care/Downsizing



Empty Nesters



Families with Young Children

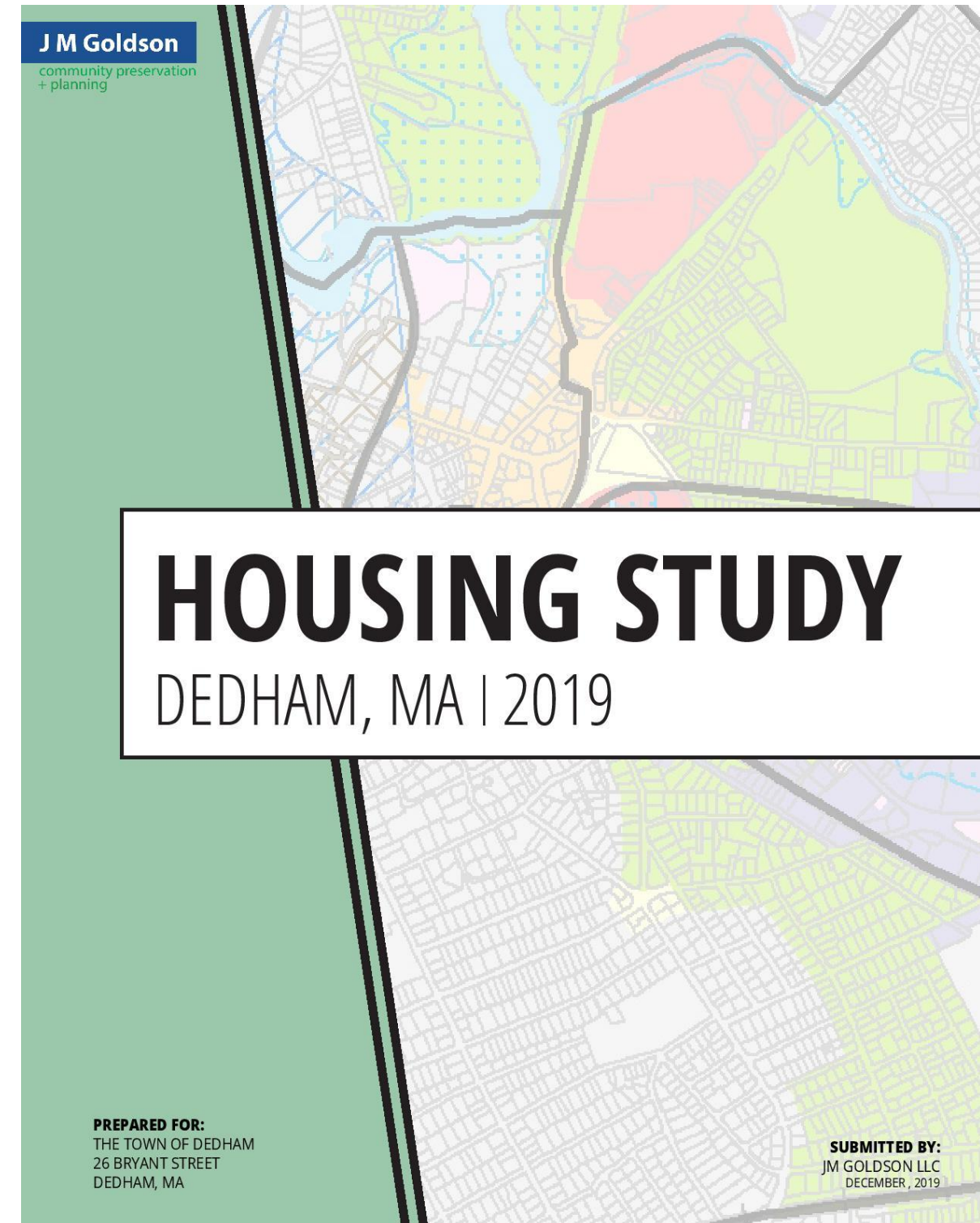
Why are we here?



Dedham Housing Study

In December 2019, Jennifer Goldson presented the results of a Housing Study that examined Dedham's current housing stock, current and future housing needs, and opportunities to address those needs amid our changing population.

To review the study itself, visit: <http://bit.ly/Dedham-Housing-Study>.



ZONING BARRIERS AND OPPORTUNITIES

Zoning is a powerful local regulatory tool that controls the use of land in a municipality. Zoning can both hamper and encourage the creation of housing options to support local and regional housing needs. This analysis provides a cursory summary of Dedham's primary zoning provisions (see Map 6 on page 25) that could have an effect, intentional or unintentional, on the creation of housing options, considering the needs and findings of our analyses. As illustrated in the previous pages, and in the neighborhood sections that follow, Dedham's primary housing needs include:

- a greater diversity of housing options, including:
 - rental units
 - smaller units
 - single-story or otherwise accessible units
- units concentrated in strategic locations for easy access (including public transit, walking, or other modes of transportation) to daily needs such as healthcare, groceries, social activity, schools, and jobs.
- units with broader financial attainability and affordability (both rental and ownership).¹

Barriers

Many provisions of the Dedham Zoning Bylaw are hampering the creation of housing options and potentially negatively impacting the character of existing older residential neighborhoods.

- The majority (62%) of properties in Dedham do not conform to the **basic density provision** of their zoning district, meaning that they are below the minimum lot sizes required by zoning. This indicates that the zoning in place for Dedham's residential neighborhoods does not reflect the existing, often historic, neighborhood development pattern.
- Accessory Dwelling Units (ADUs)** are allowed only under restricted circumstances in the SRA and SRB zoning districts. The following barriers are included in the existing bylaw:
 - ADUs are allowed in the SRA and SRB districts only by special permit through the Board of Appeals, not "by right."
 - The bylaw only permits ADUs on lots that exceed the minimum lot size by at least 10 percent. In the SRA, 45 percent of parcels would be eligible, and in the SRB, about 16 percent of parcels would be eligible, totaling just 18 percent of parcels across these two districts.²

- The special permit is extinguished upon sale of the property, meaning that any existing ADU is no longer legally permitted and must be decommissioned.
- Use of outbuildings (carriage houses, detached garages, etc) is unclear in the bylaw and may not be allowed, limiting the option to efficiently redevelop existing structures.
- Multifamily houses³** are only allowed on lots that are a minimum of six acres in the SRA district and 100,000 s.f. (2.30 acres) in the SRB district. Five percent (27 parcels) in the SRA district and 0.4 percent (22 parcels) in the SRB district meet these requirements. However, these eligible parcels include schools, the Dedham Health & Athletic Complex, an assisted living facility, and historic buildings. In addition, about 39 percent (19 parcels) are at least partially in either (or both) the Aquifer Protection Overlay district or Flood Plain Overlay district.
- The **Planned Residential Development Standards** of the Town's zoning bylaw are designed to allow higher density clustered residential development for specified "planned settings." However, this language around eligible areas is unclear. Any such development proposal is subject to stringent standards and careful review by the Planning Board as well as approval at Town Meeting. In addition, the increased density can be no more than 1.5 times the base zoning and at least 20 percent of the site must be retained for open space, which may significantly limit the viability of many sites.

Opportunities

The Dedham Zoning Bylaw also works to promote housing and mixed-use development with a variety of more flexible provisions and incentives.

- The **Historic Preservation Overlay District (HPOD)** is a thoughtful provision to encourage the re-use of historic buildings for multifamily residential use. The HPOD is currently limited to about 15 acres in West Dedham, but could have further benefits if expanded to other appropriate areas of the community.
- In certain circumstances, allowances are made for **conversion of single-detached houses** to two-family as well as multifamily and mixed-use developments, but only by special permit (there is no by-right option to create multifamily or mixed-use developments in any zoning district).

¹ Affordable housing is subsidized and offered only to households who meet one of several specified income thresholds based on Area Median Income (AMI). Financially attainable housing refers to housing options that a variety of residents could reasonably afford without subsidy.
² Calculation excludes eligible parcels that are in the Flood or Aquifer Overlay Districts.
³ Multifamily housing is defined as any housing structure with three or more units.

- Town staff have noted that developers are particularly interested in, and have worked with the Town in recent years to overcome barriers to create **mixed-use and cluster-style housing** development. Over the last ten years, one cluster development has been built, one is currently under construction, and another has been proposed; eight mixed-use developments have been built, three are under construction, and one has been permitted.⁴ Interest in cluster development is primarily concentrated in the West Dedham neighborhood where larger parcels are available. Interest in mixed-use development is primarily concentrated in the Dedham Village (Dedham Square) and East Dedham neighborhoods.

The Town recently undertook an impact study⁵ to better understand the major obstacles in processing mixed-use development proposals. With the recommendations of these two studies, the Town is well-equipped to improve opportunities for this kind of development.

Zoning Amendments to Consider as a Tool to Promote More Housing Options

- Reduce minimum lot sizes to reflect existing neighborhood character and historic residential density in the SRA, SRB, and GR districts.
- Adopt inclusionary zoning incentives so that new developments include some affordable units rather than only market-rate.
- Create more flexible allowance for multi-family housing development: lower the minimum lot size required and allow in other zoning districts, especially **independent and semi-detached** (such as the HBD and RDO districts).
- Create more flexible allowance for ADUs, including by-right options, eligibility for more properties by lowering the minimum lot size required, permanency regardless of ownership changes, and allowance for use of outbuildings or perhaps newly constructed detached ADUs, such as tiny houses.
- Expand applicability of the Historic Preservation Overlay District to other geographical areas and neighborhoods and to properties with windings or structures that are based on age or historic designation rather than a fixed calendar year (i.e., 1900). In addition, consider allowing the HPOD to apply to properties with smaller lots and buildings than now required (20,000 s.f. lot minimum and 12,000 s.f. building minimum).
- Allow greater and more predictable density of residential units permitted as mixed-use developments.

⁴Information provided by Town Planner, Jeremy Rosenberger.
⁵Mixed-Use Development Impact Study by Barré Planning Group LLC and McMahon Associates, Inc., 2019

Summary of Zoning Provisions Related to Housing Options

The following zoning summary is intended for convenience only and is not intended to substitute for the official Dedham Zoning Bylaw, which is superior to this report.

The Town of Dedham is divided into the following types of base zoning districts that allow residential uses (including residential districts and commercial districts that allow residential) in addition to three overlay districts that restrict or encourage residential uses.

Residential Base Districts

Single Residence A (SRA)
 About 30 percent (+/- 2,075 acres) of the total land area of parcels in Dedham are wholly or partially within the SRA district. This zoning district requires a minimum lot size of 40,000 s.f. (0.92 acres). Thirty-one percent (162 of 523) of the parcels in this district are below the minimum lot size. The average lot size of nonconforming parcels in this district is 21,093 s.f. The SRA district is located in three neighborhoods: Dedham Village, Riverdale, and West Dedham. Forty-nine percent of parcels in the SRA district are within 100 ft. of existing sewer and 79 percent are within 100 ft. of the water network; 11 percent have wells.

Neighborhood	% of Neighborhood within SRA District
West Dedham	84%
Riverdale	30%
Dedham Village	22%
East Dedham	0%
Oakdale	0%
Greenlodge/Sprague/Manor (GSM)	0%

Permitted Residential Uses:

- Single family (by right)
- Conversion of existing family to two family (by special permit)
- Assisted living residence (by special permit)
- Multi-family residential (by special permit)
- Dwelling Unit, transient occupant (by special permit)
- Renting of rooms to no more than three people (by right)
- Accessory dwelling unit (by special permit)

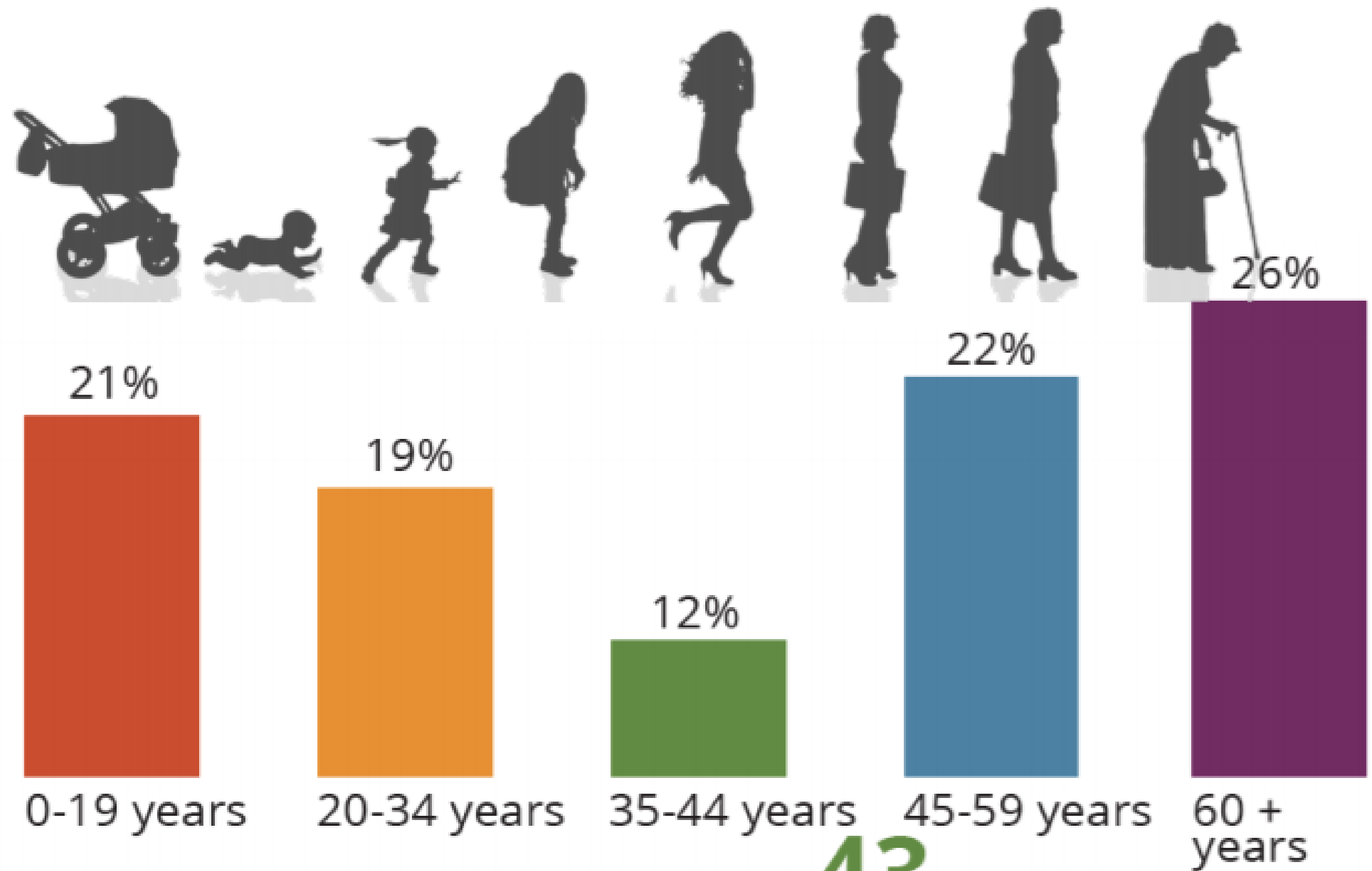
Residential Uses NOT Permitted:

- Two-family
- Mixed-use developments

Zoning Amendments to Consider:

Create more flexible allowance for ADUs, including by-right options, eligibility for more properties by lowering the minimum lot size required, permanency regardless of ownership changes, and allowance for use of outbuildings or perhaps newly constructed detached ADUs, such as tiny houses.

Dedham's Population is Changing



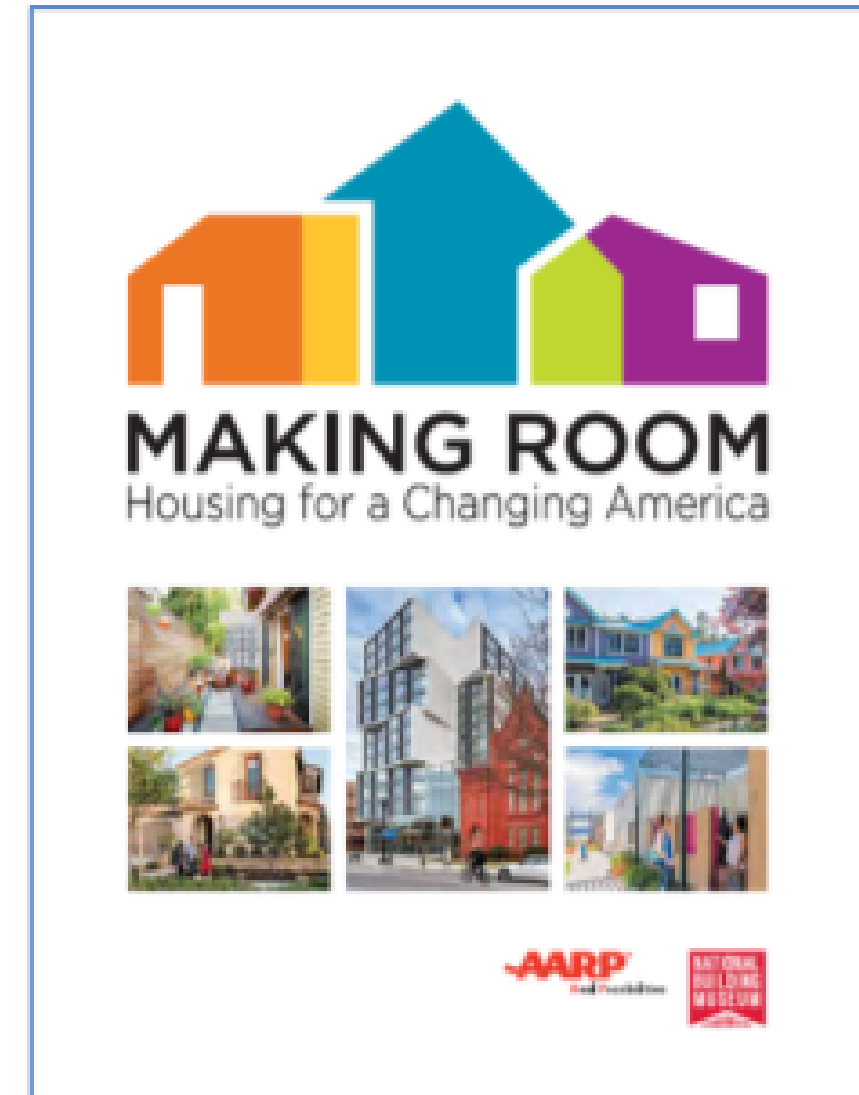
MEDIAN AGE: 43

Trends and Change (2000 - 2017)

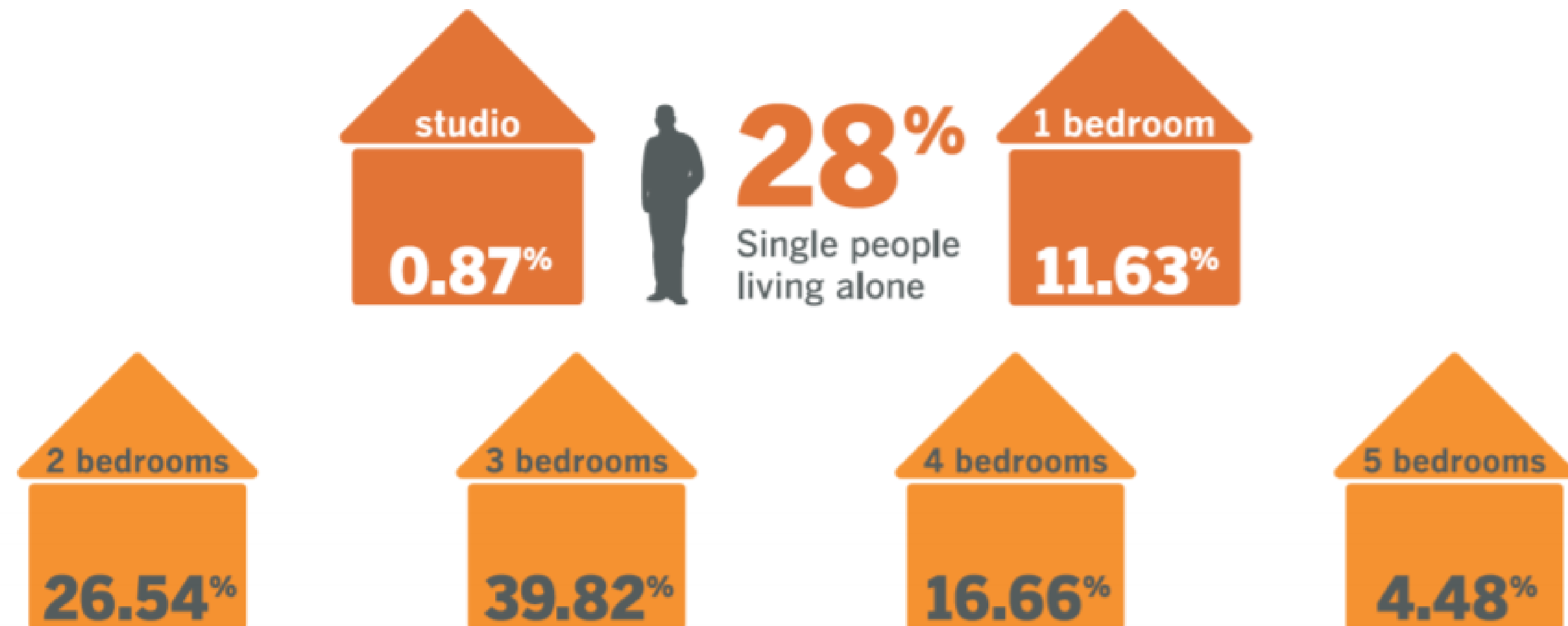
- **8%** population increase
- **3%** decrease in youth (under 20)
- **31%** increase in older adults/seniors (60+)

Projected to increase more than 60% (2010-2030)

US Housing Mismatch



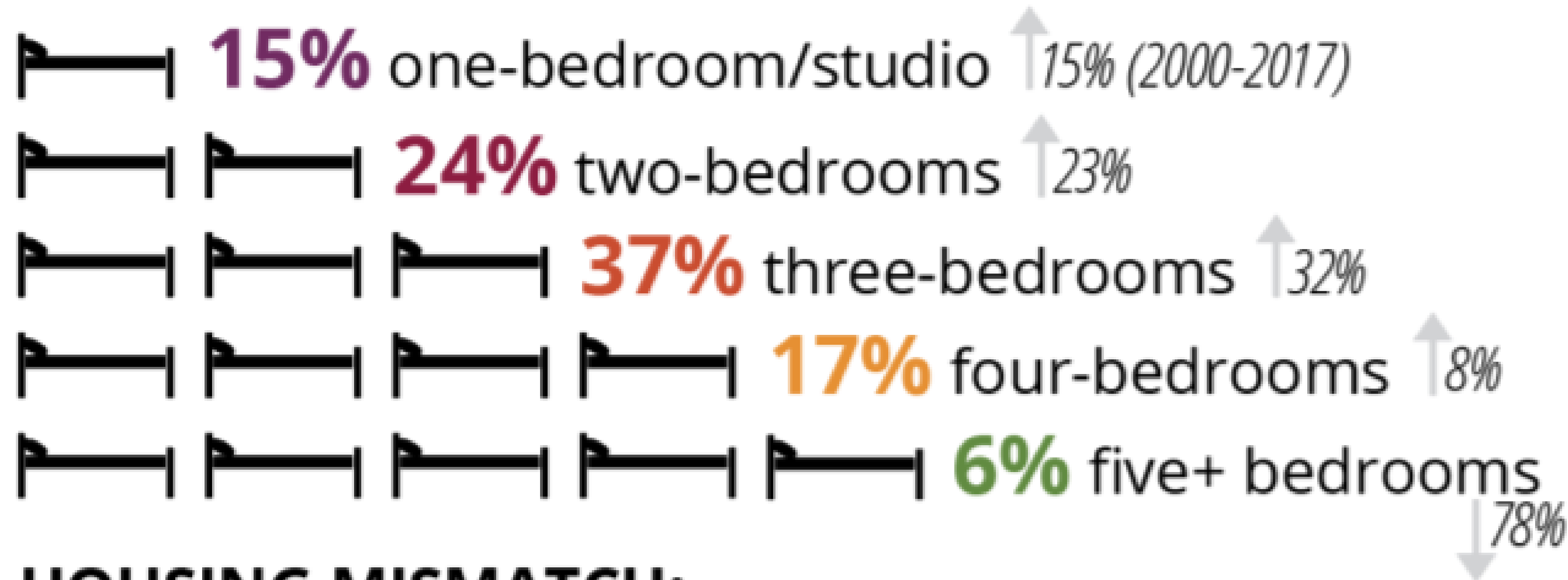
U.S. Housing Stock by Number of Bedrooms



Historically, the smallest units have received short shrift, but today's largest household category consists of singles living alone. That's a significant mismatch.

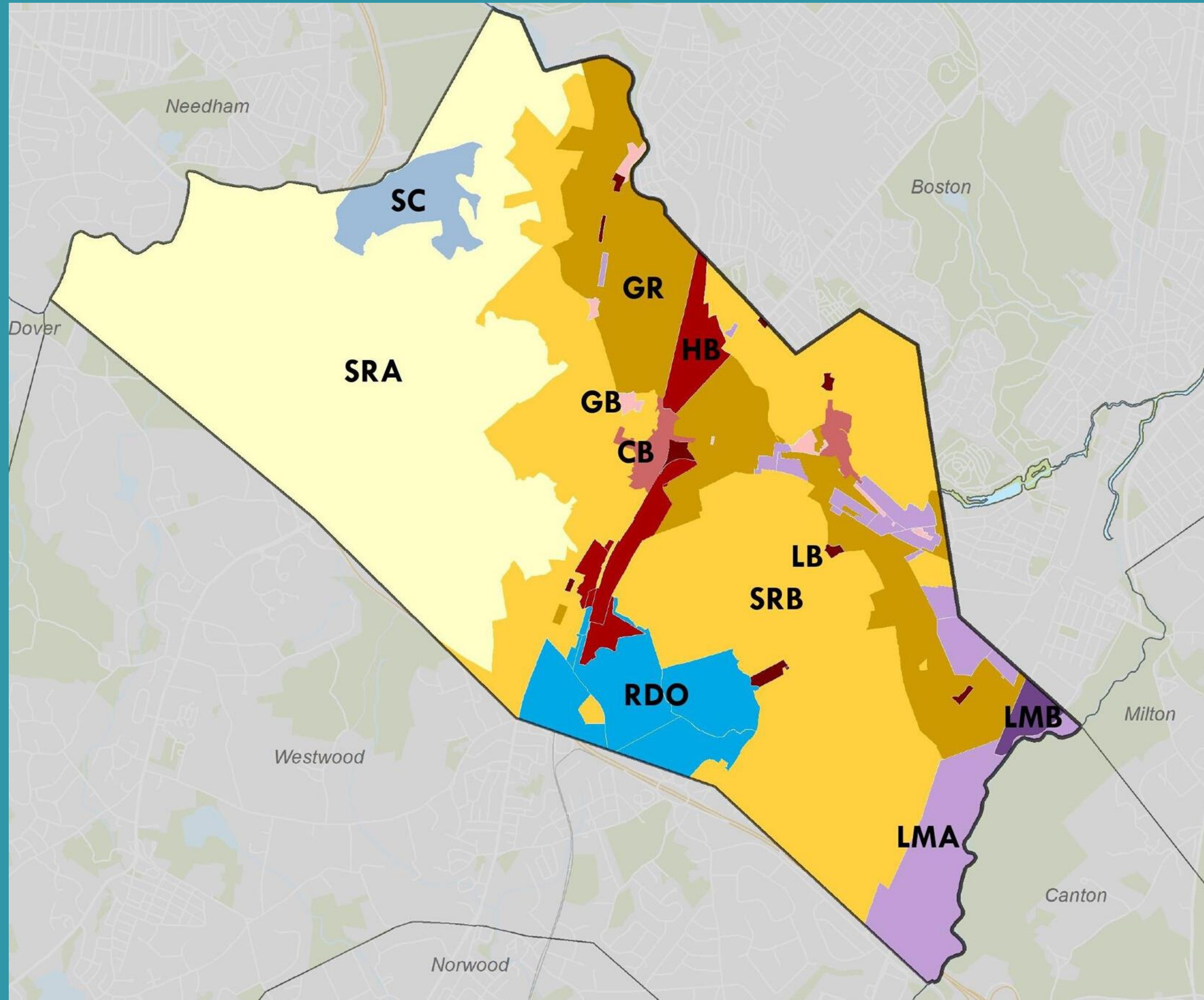
The Bottom Line: Our current housing stock isn't nearly as diverse as we are.

Dedham Housing Mismatch: Shortage for Smaller Units














HOUSING MISMATCH:

15% one-bedroom/studio units | **34%** one-person households



Zoning Map Dedham, MA

Zoning Districts

-  Central Business
-  General Business
-  General Residence
-  Highway Business
-  Local Business
-  Limited Manufacturing
-  Limited Manufacturing Type B
-  Research Development & Office
-  Senior Campus
-  Single Residence A
-  Single Residence B



Data Sources:
 Metropolitan Area Planning Council (MAPC)
 Massachusetts Geographic Information System (MassGIS)
 Massachusetts Department of Transportation (MassDOT)

February 2020

ADUs are allowed only under restricted circumstances in the SRA and SRB zoning districts by Special Permit through the Zoning Board of Appeals.

Between these and other restrictions, Dedham's bylaws leave 82 percent of parcels non-eligible for accessory dwelling units.

Approved Accessory Dwelling Units

Waivers 2011 - 2019

2011	2012	2013	2014	2015	2016	2017	2018	2019
Woodleigh Road: No waivers			Greenlodge Street: No waivers	Washington Street: No waivers	Savin Street: No waivers	Manning Road: No waivers. Renewal for a Special Permit	Highland Street: No waivers	Bonham Road: Waiver
					Blueberry Hill: Waiver	Hamilton Avenue: No waivers	Snow Lane: No waivers	Cedar Street: No waivers
							Chestnut Street: Withdrew	Colburn Street: Withdrew

CASE STUDIES

TOWN OF IPSWICH

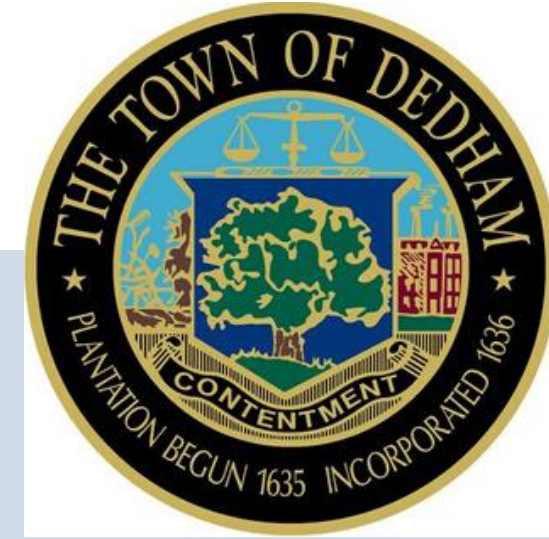
TOWN OF MARSHFIELD

CITY OF NEWTON

TOWN OF WILMINGTON



DEMOGRAPHICS AND PERMITS



**TOWN OF
DEDHAM**

Special Permit

Population (2017)

25,377

**Median Household
Income**

\$89,514

**Permits 2015 - 2017
(average/year)**

2



**TOWN OF
IPSWICH**

Special Permit

13,810

\$80,829

7



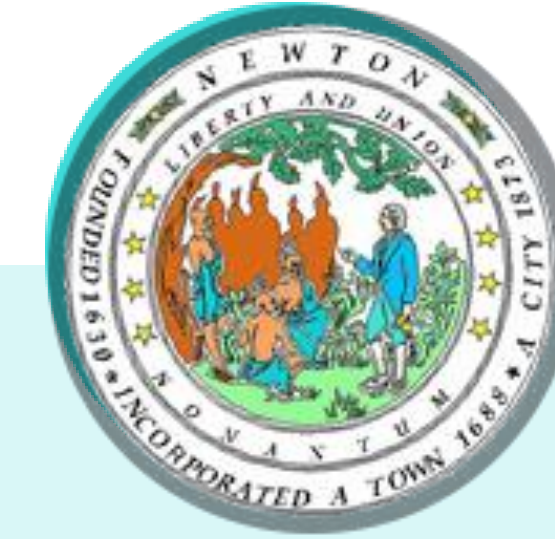
**TOWN OF
MARSHFIELD**

Special Permit

25,648

\$94,737

15



**CITY OF
NEWTON**

**Special Permit/
By Right**

88,479

\$133,853

7



**TOWN OF
WILMINGTON**

By Right

23,538

\$118,549

6

City of Newton Case Study: Accessory Dwelling Units

How many ADUs permitted?

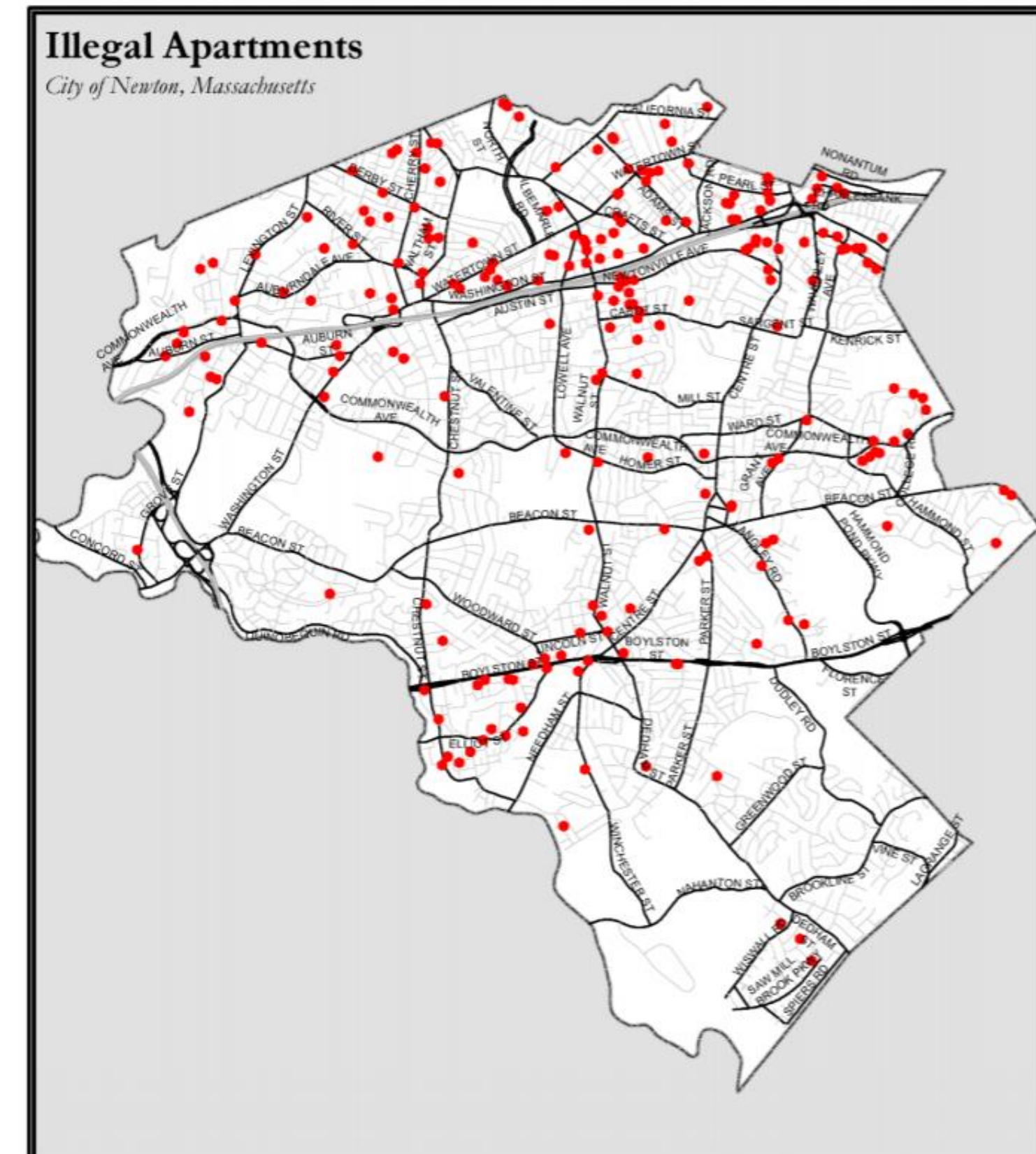
18

- 2012: 2
- 2013: 3
- 2014: 3
- 2015: 6
- 2016: 5

New Ordinance

- 2017: 10
- 2018: 11
- 2019: 2

20,800 eligible properties



What are Dedham's current ADU Bylaws?...

- 1 per property
- Lot contains 10%+ greater land area than required
- Owner occupied ADU or principal dwelling
- 2 people maximum in ADU
- Principle building existed on date of the adoption of the Bylaw
- Special Permit is not transferable
- Exterior alterations must meet all codes and neighborhood characteristics
- ADU shall be no more than 1,000 sq. ft. or 33% (whichever is less)
- Limited to 1 parking space
- No 2nd entrance in the front of the building
- Septic system approval by the Board of Health
- Re-certification every 3 years



Proposed ADU Technical Corrections

Keep:

- 1 per property
- Owner occupied ADU or principal dwelling
- Exterior alterations must meet all codes and neighborhood characteristics
- ADU shall be no more than 1,000 sq. ft. or 33% (whichever is less)
- Limited to 1 parking space

Remove:

- Lot contains 10%+ greater land area than required
82% of the properties cannot build an ADU.
- 2 people maximum in ADU
This is fair housing discrimination.
- Principle building existed on date of the adoption of the Bylaw
About 17% of properties cannot build an ADU.
- Special Permit is not transferable
Creates a cloud on the property deed.
- No 2nd entrance in the front of the building
This causes limitations that are not necessary.
- Septic system approval by the Board
The Health Department currently regulates this.
- Re-certification every 3 years
Makes the ADU process more complex.

Question 4: Based on the presentation, how likely are you to support the proposed ADU bylaw changes?

Remove:

- Lot contains 10%+ greater land area than required
86% of the properties cannot build an ADU.
- 2 people maximum in ADU
This is fair housing discrimination.
- Principle building existed on date of the adoption of the Bylaw
About 17% of properties cannot build an ADU.
- Special Permit is not transferable
Creates a cloud on the property deed.
- No 2nd entrance in the front of the building
This causes limitations that are not necessary.
- Septic system approval by the Board
The Health Department currently regulates this.
- Re-certification every 3 years
Makes the ADU process more complex.

I would support all of the changes

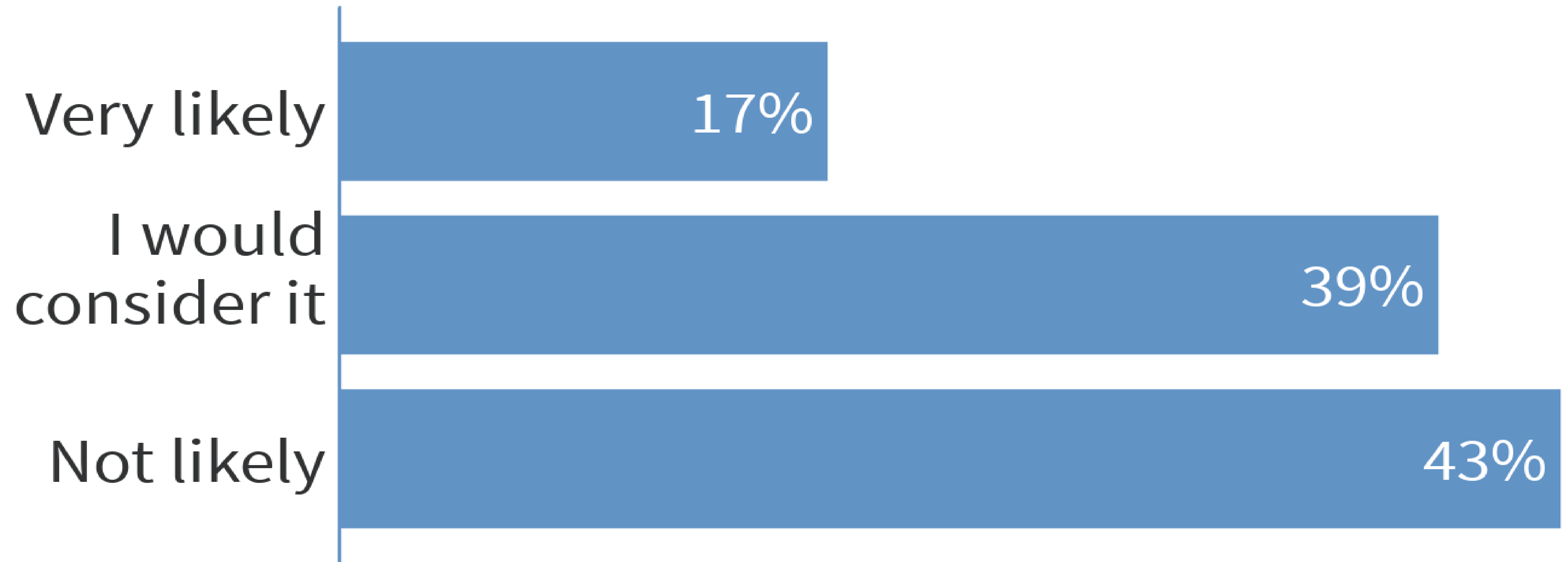
81%

I would support some of the changes

19%

I would not support the changes

Question 5: If the proposed changes to the ADU bylaws are made, how likely would you be to pursue one in your neighborhood?



Questions & Comments

Thank you!

Feedback Survey:

<https://bit.ly/Feedback-ADU>

For more information and updates, stay tuned to the Town's project page:

<https://www.dedham-ma.gov/departments/planning-zoning/studies-reports/accessory-dwelling-units>

