

# ACCESSORY DWELLING UNITS (ADUs)

- **Accessory Dwelling Units or ADUs** are small, independent dwelling units located on the same lot as an existing dwelling.
- **Attached ADUs** are within the existing structure or an addition.
- **Detached ADUs** are on the same lot but separate from the primary building and can be created by converting existing accessory buildings (such as garage or carriage house) or through new construction.

## WHAT'S CHANGING?

New Bedford currently allows ADUs, but they are overly restricted and have complicated requirements.

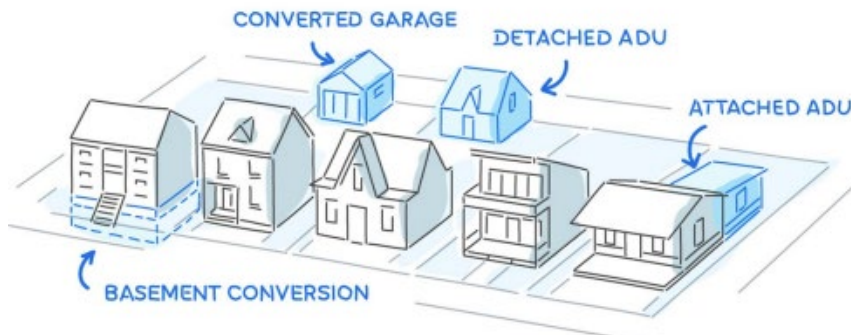
### The ordinance today...

1. Requires a Zoning Board special permit, renewed every two years.
2. Only allows for attached ADUs.
3. Lacks design standards.
4. Limits size to 1,000 ft<sup>2</sup>.
5. Is silent on short-term rental of ADUS



### Proposed update...

1. Allows ADUs by-right on lots with single or multi-household uses.
2. Allows detached ADUs.
3. Includes a process to adopt more specific standards.
4. Allows by-right up to 900 ft<sup>2</sup> and by special permit up to 1,200 ft<sup>2</sup>.
5. Prohibits short-term rental of ADUs



- Easing zoning restrictions on ADUs allows for **more housing production** and simplifies the creation of “in-law” units for **multigeneration living**.
- Dimensional and parking requirements ensure **modest increases in housing density without impacting neighborhood character**.
- The proposed changes **align with a new state law** requiring ADUs by-right in all residential zones.