

How the Town could more fully support the "Statement of Purpose", Section 1 of the DRAFT ADU bylaw and make the draft bylaw more ADU-friendly.

Suggestion 1: Page 3: 3 a. i. Consider removing the ADU size limit of ½ the gross floor area of the principal dwelling by deleting the second half of this sentence.

"Protected Use ADU shall not be larger than a Gross Floor Area of 1200 square feet ~~or ½ the Gross Floor Area of the Principal Dwelling, whichever is smaller.~~"

This would allow for an ADU of up to 1200 square feet regardless of the size of the principal dwelling. The 1,200 square foot maximum size of an ADU was approved at Town Meeting most recently in 2018. By removing the reference to ½ the gross floor area of the principal dwelling, the town could allow the same size ADU on every lot that has adequate soils/sewer disposal and no wetland resource restrictions.

Suggestion 2: Page 3: 3 c Consider removing the restriction for no more than one Protected Use ADU per lot by deleting the second sentence.

c) One (1) Protected Use ADU is allowed by right in the R, VC and B zoning districts, subject to the requirements of this §173-xx. ~~There shall be no more than one Protected Use ADU per lot.~~

This would allow for more than one ADU per lot where the size of the lot, the soils, and the wetland resources allow for more than one ADU.

Suggestion 3: Page 3: 3 d Consider removing the restriction for common ownership of the principal dwelling and the ADU by deleting the requirement for common ownership. This would allow a homeowner to develop an ADU and then sell the "condo" ADU to a separate owner.

D. ADUs shall remain accessory to a Principal Dwelling, and therefore both must be sited on a single lot ~~and the ADU must remain in common ownership with the associated Principal Dwelling.~~

Home ownership is one way for a family to build generational wealth and provide housing stability. Allowing for separate ownership of ADU units would provide the opportunity for more families to achieve stable housing.

Suggestion 4: Page 3: 3 e Consider allowing ADUs to be used as Short-Term Rentals by deleting this section.

~~e) ADUs may not be used as Short-Term Rentals, as such term is defined in M. G. L. c64G §1.~~

Current property owners may be more likely to build an ADU if they could recoup the (significant) cost by using the unit for short-term rental. Results of the 2025 Community Survey on Short-Term rentals (<https://littletonma.org/DocumentCenter/View/9152/Final-Results-Short-Term-Rental-Feedback>) showed that Littleton residents support allowing short-term rentals under a local license. The idea is that over time, more ADUs would be constructed, making more smaller housing units available over time.