

TOWN OF BRENTWOOD ACCESSORY DWELLING UNITS (ADU)



What are ADUs?

Under state law, in all zoning districts that permit single family homes, **Accessory Dwelling Units (ADUs) must be allowed by right.** ADUs provide an important avenue for the construction of new housing that can be more affordable than other forms of housing in a community, and are often less visible. **Brentwood has a history of permitting ADUs long before the state requirement.**

However, **detached ADUs are presently not allowed and do present a viable opportunity for some property owners to consider.** Some communities are also allowing more than one ADU on a parcel through a Conditional Use Permit process. **ADUs could continue to be a key strategy for new housing units** that blend into the community in the **Residential Agricultural District, Town Center, and the Multi-family Districts.**



Potential Regulatory Changes in Brentwood Include:

- Allowing the option of attached or detached ADUs.
- Removing the unit size limitation of 750 square feet for some units. Allowing all units to be 1/3 of the square footage of the primary unit, and in no case exceed 1,500 square feet.
- Allowing a second ADU to be constructed through a Conditional Use Permit from the Planning Board. Conditions could include the appearance of the structures, no additional driveways, and provisions for increased privacy or screening.
- Allowing the primary residence and the ADU to be rented. Currently the property owner must reside in one of the units.

How can Accessory Dwelling Units Help?

- Provide an age-friendly housing option as an alternative for older adults, so they can down-size while aging in place.
- Provide less expensive housing options for younger adults, single parents, and other residents.
- Accommodate multi-generational families and other household structures that are not well-served by conventional development.
- Reduce demand on assisted living facilities by providing homes to caregivers for elderly homeowners.
- Create more housing without changing the character of an existing neighborhood.
- Create more housing affordability and options without the need for additional water and sewer infrastructure.
- Create income-support opportunities for homeowners in expensive housing markets.
- Generate increased tax revenue (over the long term) for municipalities.

Areas that seem appropriate for ADUs:

