

# TOWN OF EAST BRIDGEWATER

## Accessory Family Unit

### Section 6.D. (7). Accessory Family Unit in a single family dwelling

(7). **Purpose:** The purpose of this section is:

1. To provide an opportunity for members of one single family, who choose to live in close proximity, but separate from other members of that family, within a single family dwelling;
2. To protect residential stability, property values, and the single family character of neighborhoods;
3. To make it possible for the Town to ensure code compliance and safety.

#### (7).1 **Definitions:**

*“Accessory Family Unit”* – an accessory living unit within a single family dwelling, that provides provisions for living, sleeping, eating, cooking and sanitation that shall not be designed, built, or used as a separate, independent dwelling.

#### (7).2 **Use and Dimensional Regulations:**

The Building Commissioner may issue a building permit for the installation and use of an *Accessory Family Unit* within or attached to an existing owner-occupied, single family dwelling, provided the following conditions are met:

- a). The *Accessory Family Unit* must be accessory to a single family dwelling and only one *Accessory Family Unit* may be created on any lot.
- b). The Owner(s) of the single family dwelling for which the *Accessory Family Unit* is created must continue to occupy one of the units as their primary residence.
- c). Any new, separate outside entrance serving the *Accessory Family Unit* shall be located on the side or rear of the building.
- d). The gross floor area of the unit (including additions) shall not be greater than 50% of the primary dwelling or 800 square ft. whichever is smaller.
- e). There shall be a permanent opening in the common wall between the units to provide for unencumbered supervision and emergency response.
- f). once an *Accessory Family Unit* is added to a single family residence, the unit shall never be enlarged beyond the square footage allowed in sub-section d).
- g). One additional off-street parking space shall be provided for the use of the occupants of the *Accessory Family Unit*.
- h). Prior to the issuance of a Building Permit, a floor plan shall be submitted showing both existing and proposed changes to the interior and exterior of the building.
- i). The single family dwelling shall continue to be supplied by one set of utilities (ie: gas, water, electric) and no additional utility services shall be added.

(7).3 **Special Permit.** If the Building Commissioner finds that any of the previous conditions are not being met, the Zoning Board of Appeals may, by special permit, allow such use upon a finding that the proposal will not be substantially more detrimental to the neighborhood.

(7).4 **Recorded notarized letter.** Prior to the issuance of a Building permit, the owner(s) must record at the Plymouth County Registry of Deeds, a notarized, “Town of East Bridgewater Accessory Family Unit affidavit” and deliver a copy and proof of recording to the Building Department.

(7).5 **Administration and enforcement.** It shall be the duty of the Building Commissioner to administer and enforce the provisions of this section.

a) No *Accessory Family Unit* may be created or constructed without a Building Permit. No permit shall be issued until all State and Town laws, bylaws, rules, codes and regulations have been reviewed for compliance.

b). The Building Commissioner shall not issue any permit for an *Accessory Family Unit* which would result in a violation of any provision of this chapter or in violation of the terms and conditions of any special permit or variance granted.