

Zoning Board of Appeals

**Town of Townsend,**

**272 Main St**

**Townsend, Ma 01469**

**978-597-1700 ext 1722**

Accessory Apartment Square Footage Compliance

Recognizing the need to provide alternative affordable housing for family members and affordable housing for the Town, the following regulations are established for accessory apartments in a residential district.

The owner or owners of a single-family dwelling or of a single-family dwelling with a *pre-existing outbuilding* on the same lot in an RA or RB District may apply to the Board of Appeals for a special permit for the construction and occupancy of an accessory apartment in such single-family dwelling or pre-existing outbuilding. In no case shall there be more than one accessory apartment established on a lot.

There are two types of accessory apartments, attached and detached. Please answer the following questions to determine if your proposed accessory apartment complies with Section 145-36 et Seq.

**1.**

* **Attached accessory apartment (in or attached to a single-family dwelling)**

The *floor area* of the apartment **shall be the lesser of:** (1) 800 square feet or (2) 35% of the floor area of the principal residence and the apartment combined.

|  |  |
| --- | --- |
|  | **Total floor area of principal residence in square feet.** |
| **+** | **Add the total floor area of the apartment in square feet.** |
|  | **Total square footage combined.**  |
| **× .35** | **Multiply to determine 35%** |
|  | **35% of combined floor area. (total)** |

**> 800 does not comply with the 35% rule, therefore 800 is maximum allowed Square Footage.**

**Or……**

**2.**

* **Detached Accessory apartment\* (in a *Pre-existing Outbuilding -*** A building detached from a single-family residence, e.g., garage, barn, that has been in existence for at least 10 years (at the time of permit application) as evidenced by a deed from the MA Registry of Deeds or a building permit issued by the Town of Townsend showing that the building was completed 10 years prior.)
	+ More than 10 years old.
	+ 800 square feet or less.
	+ Will not require an addition (Does not increase the footprint of the structure in which the accessory apartment is located).

\*All boxes must be checked

**And…..**

**3.**

* **Conditions applicable to all accessory apartments\*:**
	+ **Construction Plans** (provided to the Building Department and Zoning Board of Appeals for review).
	+ **Title V - Septic requirements** (Adequate provision can be made for the disposal of sewage, waste and drainage of the accessory apartment in accordance with the requirements of the Board of Health).
	+ **2 Means of Egress** (Adequate provision has been made for ingress and egress to the outside from the accessory apartment).
	+ **Minimum lot size** ( at least ¾ of an acre).
	+ **Parking** (Adequate provisions can be made for off-street parking of motor vehicles consistent with a single-family residence.
	+ **One per residence** (There are no other apartments on the lot).

\*All boxes must be checked

**Any accessory apartment intended for occupancy by a person(s) with a disability shall be provided with accessible features. Occupancy of an accessory apartment will be withheld until compliance with the provisions of the State Sanitary code have been met to the satisfaction of the Board of Health.**

**I attest that the above statements are true.**

Applicant Name (printed) Applicant Signature Date