

Article _____

To see if the Town will vote to amend the Town of Manchester-by-the-Sea Zoning By-Laws to define and regulate Large Accessory Dwelling Units by inserting the provisions indicated below and to authorize the Town Clerk to undertake any necessary renumbering, or take any action relative thereto:

AMEND Section 2.0 Definitions:

Insert:

Large Accessory Dwelling Unit: Shall mean a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (a) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building Code for safe egress; (b) a unit larger than a Standard Accessory Dwelling Unit but is not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 1200 square feet, whichever is smaller.

AMEND Section 4.2 Table of Allowed Uses

Insert: New E.7 and footnote 13

Use	A	B	C	D1	D2	E	G	LCD
7. Large Accessory Dwelling Unit (13)	ZBA	ZBA	ZBA	N	N	ZBA	N	N

Note (13): Large Accessory Dwelling Unit shall be Subject to Section 9.1.3

AMEND Section 9.1:

INSERT:

9.1.3 All Large Accessory Dwelling Units shall comply with the following requirements.

9.1.3.1 Submittal and Design Requirements

1. Architectural floor plans shall be submitted for new units.
2. Exterior elevations shall be submitted for any application requiring an addition to any building for habitable space.
3. An engineered site plan shall be submitted for any applications requiring an addition to any buildings for habitable space or an accessory structure proposed for a Large Accessory Dwelling Unit.

4. All Large Accessory Dwelling Units shall comply with all applicable requirements of this Zoning By-Law including the Manchester-by-the-Sea Floodplain District and Ground and Surface Water Resource Overlay Protection Districts.
5. If located in the Manchester Historic District the Historic District Commission must approve any changes to the exterior of the building.
6. Only one public water and sewer service shall serve a lot, on which a Large Accessory Dwelling Unit is located.
7. All additions to Large Accessory Dwelling Units shall comply with lot coverage requirements, primary building setbacks and dimensional requirements of Section 5.4 of these zoning by-laws.
8. All additions or structures containing a Large Accessory Dwelling Units shall be constructed on a permanent foundation and they may not be temporary structures such as camping trailers, recreational vehicles, mobile homes, or other temporary structures.
9. Large Accessory Dwelling Units shall utilize existing driveway entrances for access.
10. If a Large Accessory Dwelling Units is proposed to be in an accessory structure constructed after April 28, 2025, the structure must comply with primary building setback requirements.
11. Parking for a property proposed for a Large Accessory Dwelling Unit shall comply with Section 6.1 Off-Street Parking.

9.1.3.2 Use Requirements – Large Accessory Dwelling Units

1. Only one Large Accessory Dwelling Unit shall be permitted on a lot.
2. Large Accessory Dwelling Units are only permitted on a lot containing a single-family dwelling.
3. Large Accessory Dwelling Unit are not permitted on a lot on which another Accessory Dwelling Unit already exists.
4. The unit may be within an existing residential structure, attached to, or in a detached accessory structure.
5. Short-term rentals, as defined in G.L. c. 64G, §1, shall not be permitted in any Large Accessory Dwelling Unit.
6. Large Accessory Dwelling Units shall not be leased for a period of less than six months.
7. Large Accessory Dwelling Units shall remain accessory and not be separated from the ownership of the Primary Dwelling.