

# Accessory Dwelling Unit (ADU)

Article 17-Chatham Annual Town Meeting- May 13, 2019

## Frequently Asked Questions

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- **What is an ADU?** *An accessory dwelling unit, sometimes referred to as an accessory apartment or family apartment, is a housing unit, complete with its own sleeping, cooking and sanitary facilities, which must be accessory to the main dwelling. An ADU could be located within or attached to the principal dwelling, or as a smaller detached structure on the same property.*
- **What is the intent of the ADU Bylaw?** *To increase the availability of smaller housing units in Chatham for year-round occupancy, to encourage a greater diversity of population, with particular attention to young adult citizens and working people, as well as to better allow for aging in place for senior citizens.*
- **Who can rent an ADU?** *Anyone who is, or who becomes, a full-time year-round resident of Chatham, and who signs the required ADU lease for a minimum of 12 consecutive months, may rent an ADU.*
- **How long is the lease required to be?** *A minimum of a twelve (12) consecutive months, with no subletting; also an ADU is prohibited from any use as a rental unit on a monthly, weekly or daily basis.*
- **Who can build an ADU?** *Only a residential property owner who is a full-time year-round resident of Chatham can build an ADU, and the ADU must be accessory to their principal residence in Chatham. Additionally, an ADU is not permitted to be converted to a condominium.*
- **Are ADUs going to be Market Rate Units?** *The rental rate for an ADU is determined by the property owner. The bylaw allows for market rate however, an ADU can also be rented out for below market rate. The ADU is limited in size to a maximum of 900 sq. ft. of habitable floor area.*
- **Do I have to get a Special Permit to build an ADU?** *Possibly, but only if the ADU will be a detached accessory structure and/or if your property is non-conforming in any way.*
- **Will this proposed bylaw change the character of Chatham?** *There is a cap of 10 By Right ADUs & 10 Special Permit ADUs permitted per year. Additionally, the bylaw is designed so that the appearance of the property remains that of a single-family residential property.*
- **Why isn't a sunset clause included in the bylaw?** *The Planning Board is committed to revisiting this bylaw in a few years to monitor its performance, and will propose changes as and if needed.*
- **Will this proposal require additional Town Staff to be hired?** *Very unlikely- a survey done of other Cape towns shows that they did not need to hire additional staff to enforce their ADU bylaw(s).*