

SECTION XVII SPECIAL RESIDENTIAL USE REGULATIONS:

1. Accessory Apartment

A) Purposes

The purposes of the Accessory Apartment bylaw are to provide small dwelling units to rent without adding to the number of buildings in the Town or substantially altering the appearance of the Town; to provide alternative housing options; and to enable owners of detached single-family dwellings larger than required for their present needs to share space and the burdens of homeownership.

B.) Procedures

Application for a Special Permit may be made in accordance with Section VIII(3) of this Bylaw and M.G.L. c40A, Section 9. In any district in which an accessory apartment is allowed by Special Permit, the Planning Board, serving as the Special Permit Granting Authority as set forth in the regulations of the applicable zoning district, may grant a Special Permit for an accessory apartment provided that all of the following conditions are met.

- (1) A plot plan and scaled architectural drawings of the existing dwelling unit and proposed addition (if any) shall be submitted, showing location of the building on the lot, location of septic system, and parking. For an accessory apartment, a plot plan conforming to these requirements shall satisfy the requirement for a Site Plan under Section XII.
- (2) The accessory apartment shall be located within a single-family dwelling or in an accessory structure on the same lot, such as an attached garage or a detached garage or barn, and shall clearly be a subordinate part of the building.
- (3) The accessory apartment shall not exceed 900 square feet or one-third of the gross living area of the dwelling, nor shall it contain more than two bedrooms; provided, however, that this condition may be modified or waived in the discretion of the Planning Board.
- (4) The applicant shall be an owner occupant of the premises. As part of the special permit application, the owner shall certify in writing that he or she is, and shall remain, an occupant of either the principal single-family dwelling or the accessory apartment.
- (5) Not more than one accessory apartment shall be permitted on a lot.
- (6) The exterior appearance of the buildings shall remain, to the extent practicable, that of a single-family dwelling. Unless otherwise required by the Massachusetts State Building Code, any new exterior stairs and any new entrance needed to provide primary or secondary means of egress for the accessory apartment shall be located on the side or rear of the buildings.
- (7) There shall be at least one additional off street parking space to serve the accessory apartment, with access to the driveway serving the single-family dwelling.
- (8) The septic system serving the accessory dwelling shall meet current Title V regulations and the regulations of the Princeton Board of Health.
- (9) Upon filing the application for a special permit for an accessory apartment, the Applicant shall forward a copy of the application to the Princeton Historical Commission.
- (10) The Special Permit shall provide that in the event that the title to the lot is transferred to a new owner, or the owner-occupant ceases to reside on the premises, the Special Permit expires automatically and the new owner(s), if they desire to rent an accessory apartment on the premises, shall be required to file a new application for a Special Permit in accordance with this bylaw.
- (11) Any accessory apartments in existence at the time of adoption of this bylaw and which are not entitled to protection pursuant to M.G.L. c 40A §§6 or 7 or Section VII.2 of this Bylaw, must be brought into compliance with the requirements of this section by filing an application for Special Permit and satisfying the procedures and requirements set forth herein. Fines shall be levied in accordance with Section VII. 1. (A) of this bylaw if the owner of an existing accessory apartment fails to apply to the Planning Board for a special permit for an accessory apartment before December 31, 2010.

C) Other

No construction shall commence without issuance of a building permit by the Building Inspector, and there shall be no use or occupancy of the accessory apartment until the Building Inspector has issued a certificate of occupancy.
(Section XVII – Adopted May 12, 2009)