



Beverly ADU Zoning

City of Beverly ADU Ordinance Update
Public Forum

March 24, 2022 | 7pm



Agenda

- Welcome and Introductions
- Project Background
- Info and Community Feedback
- Q&A
- Next Steps & Action Items



Beverly ADU Zoning





Beverly ADU Zoning

Hello Everyone!

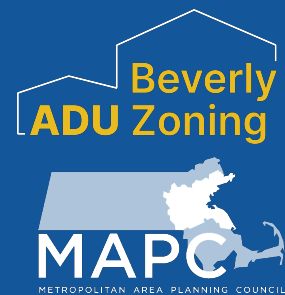
Darlene Wynne, AICP

Director of Planning and Development



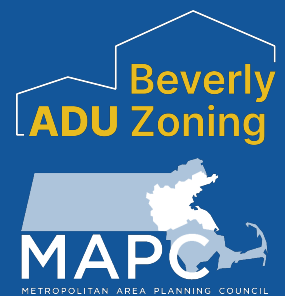
Who is here?

A few polling questions to get us started.





You are a _____
What is your relation to Beverly?

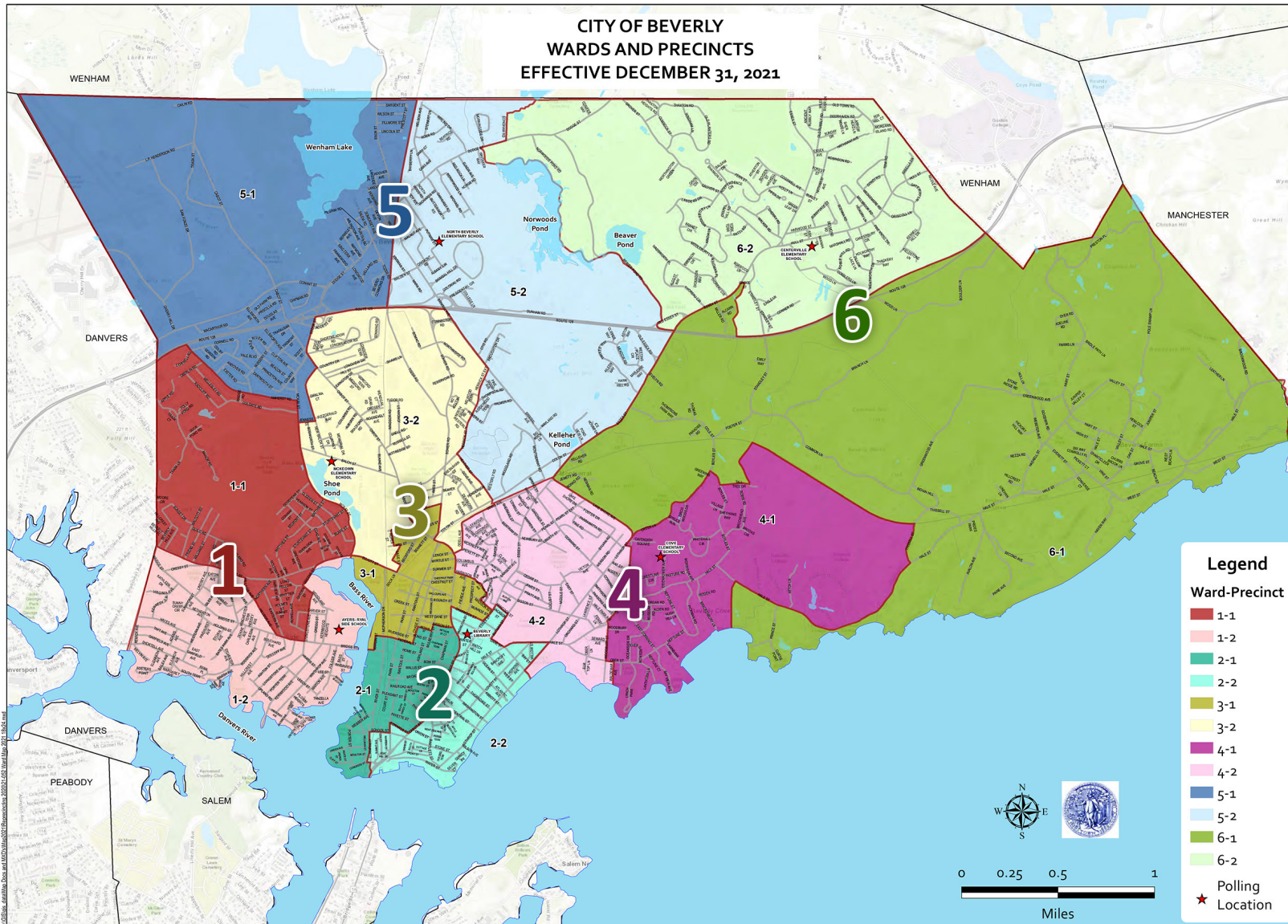


Where do you live?

If you live in Beverly, what ward do you live in?



**CITY OF BEVERLY
WARDS AND PRECINCTS
EFFECTIVE DECEMBER 31, 2021**



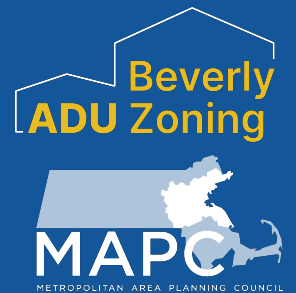
Legend

Ward-Precinct

- 1-1
- 1-2
- 2-1
- 2-2
- 3-1
- 3-2
- 4-1
- 4-2
- 5-1
- 5-2
- 6-1
- 6-2

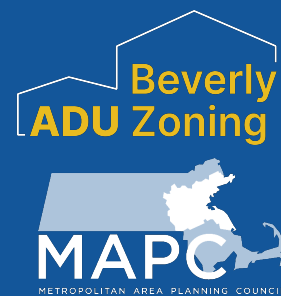
★ Polling Location

**How did you hear about this
public forum?**



Meet the Team

MAPC's Project Team Leads



MAPC Project team



John Cruz

Senior Housing and
Land Use Planner

Project Role:

Project Manager



Lily Perkins-High

Analytical Services
Manager

Project Role:

Decision-support tool lead



Christian Brandt, AICP

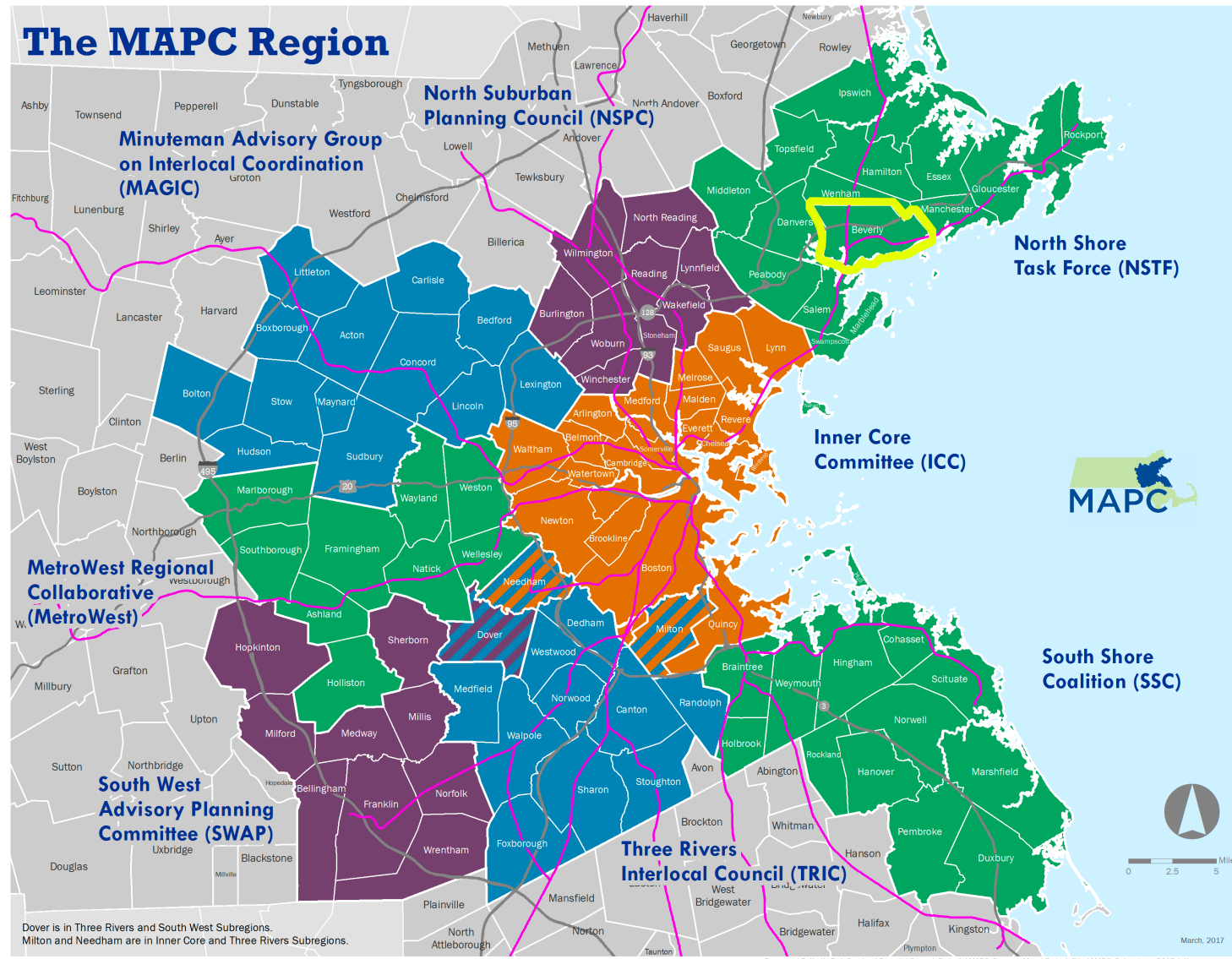
Community Engagement
Manager

Project Role:

Community engagement lead

About MAPC

- Created in the 60s by state statute, MAPC is a regional planning agency that serves, primarily, the communities surrounded by I-495.
- We help cities and towns tackle local planning challenges.

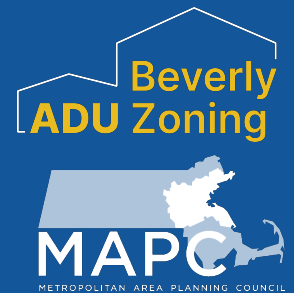




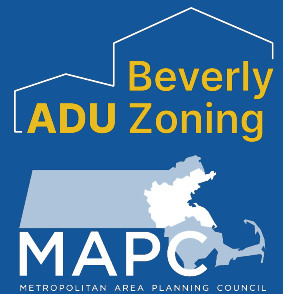
Beverly **ADU Zoning** Project Background

The primary goal of this effort is to update Beverly's Accessory Dwelling Unit (ADU) ordinance through community engagement and a data-driven decision support tool.

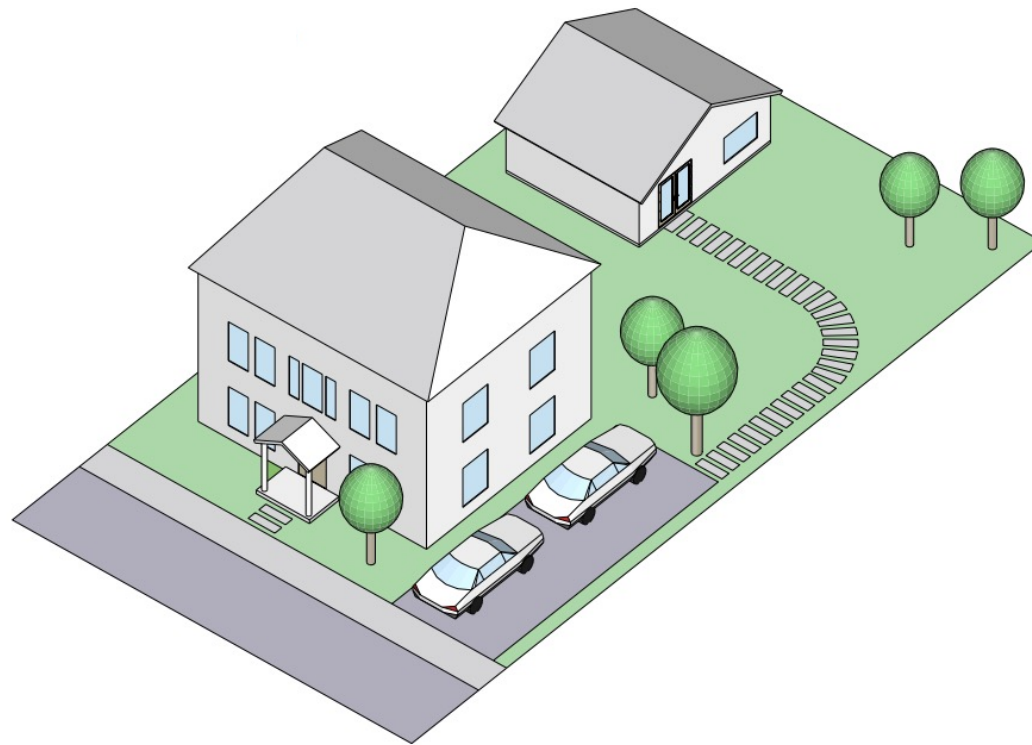
The ordinance will need to be voted on and approved by the City Council.

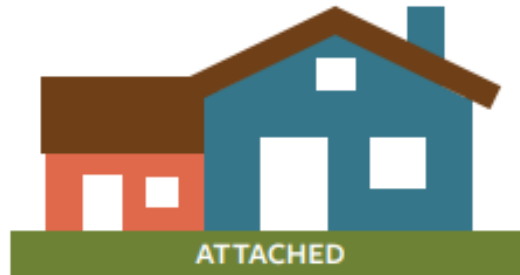


What is an ADU?



ADU: a secondary dwelling unit within the same lot as a larger primary dwelling unit





▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Image source: AARP, *The ABCs of ADUs*

ADU Examples

Above Garage



Photo by @kworth30 on Flickr

Detached



Photo by @sightline_middle_housing on Flickr

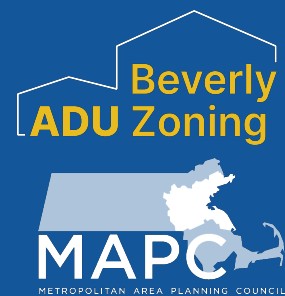
Floor Conversion



Photo by @sightline_middle_housing on Flickr

You and ADUs

Have you ever been inside an ADU?



Beverly's Current ADU ordinance

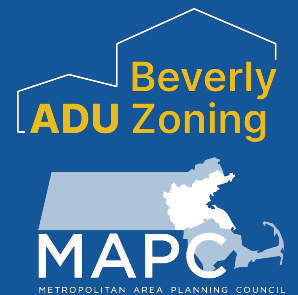
- Accessory apartments that are temporary
 - Attached or within primary home
 - Maximum 900 square feet, 2 bedrooms, 2 occupants
 - 2 parking spaces per unit, only 1 in Depot Overlay District
 - Special Permit required
 - Restricted to family members or caretakers
 - Upon death or change in occupancy, kitchen must be removed within 90 days

Do you know anybody with an ADU?

Do you personally know a friend or family member with an ADU on their property? Or rents one from someone else?



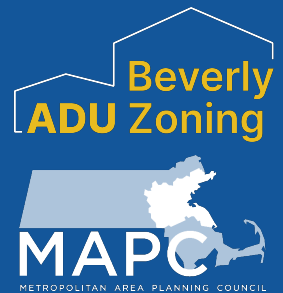
Updating the Existing Ordinance



**ADUs in Beverly would remain
rental options only.**

**Rental vs owner tenure is not
part of the zoning code.**

**Short-term rentals are not permitted
per city ordinance.**



Updated ADU
Ordinance

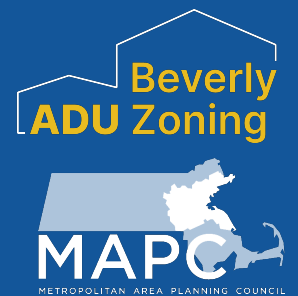


Community
engagement



Decision-
support tool

The decision support tool



Benefits of ADUs

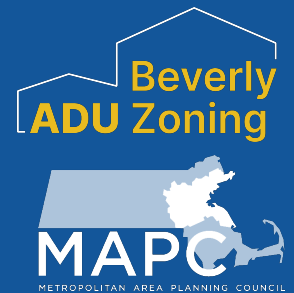
- Provides additional housing options for range of demographics, including seniors looking to downsize and stay in community, multi-generational households, smaller households, lower-income households, people with disabilities, and young adults.
- Potential source of income for homeowners.
- Low-impact strategy for increasing housing supply.

Need for Housing

- Housing in Beverly is in short supply.
- Beverly's population grew 8% from 2010-2020. Housing options have not been greatly expanded.
- Almost all new housing units in the past 5 years or so in Beverly have been around Downtown.
- Housing costs for both ownership and existing rentals are often unaffordable for most people.
 - Affordable typically means 1/3rd of household income or less.
- Throughout Greater Boston, housing from 1990-2020 has not met demand or the rising population. More housing was built from 1960-1990.

Housing Concerns?

What are your biggest concerns around housing in Beverly?

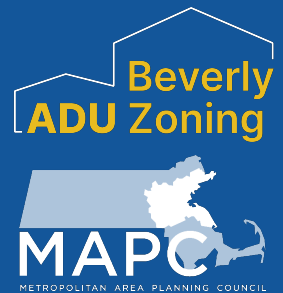


What are your Housing concerns?

- Aging in place (housing for retirees and elderly)
- Needing to downsize
- Housing for young adult children
- First time homebuyers
- People with few rental options
- Something else?

ADU Concerns

What are your concerns about ADUs in Beverly?



What are your concerns for how ADUS may affect your neighborhood?

- Parking
- Overcrowding
- Changing the neighborhood character
- Nuisance activity (noise, etc.)
- Stormwater Runoff
- School Capacity
- Tree Cover being affected
- What else can you think of?

What are the key decisions?

Location, Dimensions, & Design

Where in Beverly are ADUs allowed?

What types of ADUs are allowed in those locations?

What are the design and parking requirements for those ADUs?

Process

How are ADUs permitted?

People

Are there restrictions on who is allowed to live in an ADU?

How many bedrooms and occupants are allowed per ADU?
How many ADUs are allowed in total?

Thinking about Design: Let's talk about Neighborhood Character



How important is it that ADUs match the existing character of the neighborhood's architecture?

- Extremely important. Architecture styles should always be complimentary to the main house.
- Somewhat important, some liberties can be taken as long as things still look good.
- Not important, reducing the cost burden on the property owner should be valued over aesthetics.
- I don't have an opinion on this.

Let's think about ADU types.

Above Garage



Photo by @kworth30 on Flickr

Detached



Photo by @sightline_middle_housing on Flickr

Floor Conversion

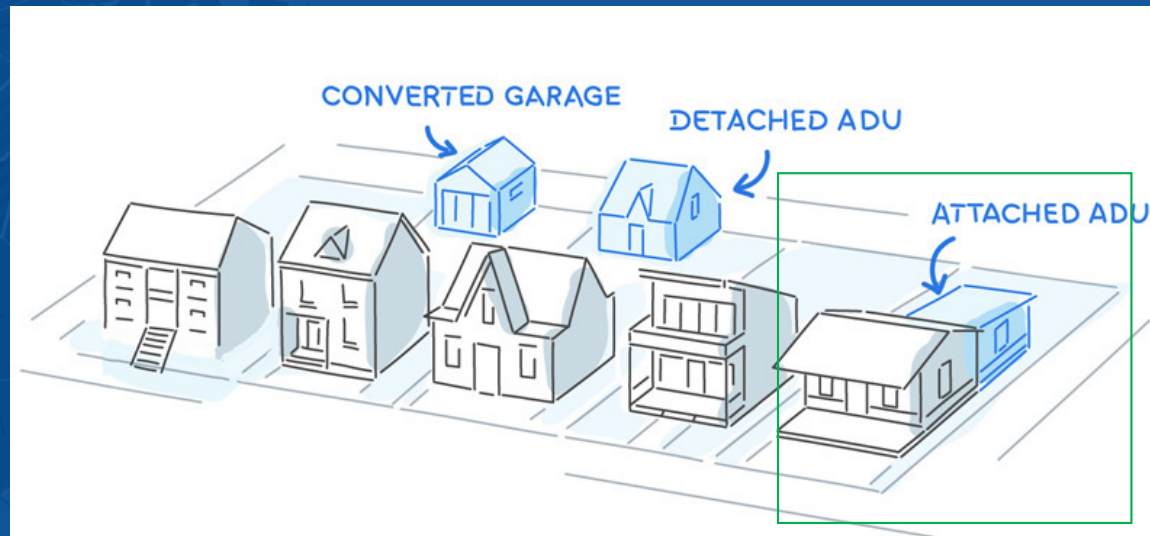


Photo by @sightline_middle_housing on Flickr

Generally speaking, how would
you feel about an **attached** ADU
in your neighborhood?



Attached ADUs are part of the main building. Converted attic, basement, or home addition.



**Would it depend on the specific
details of the project?**

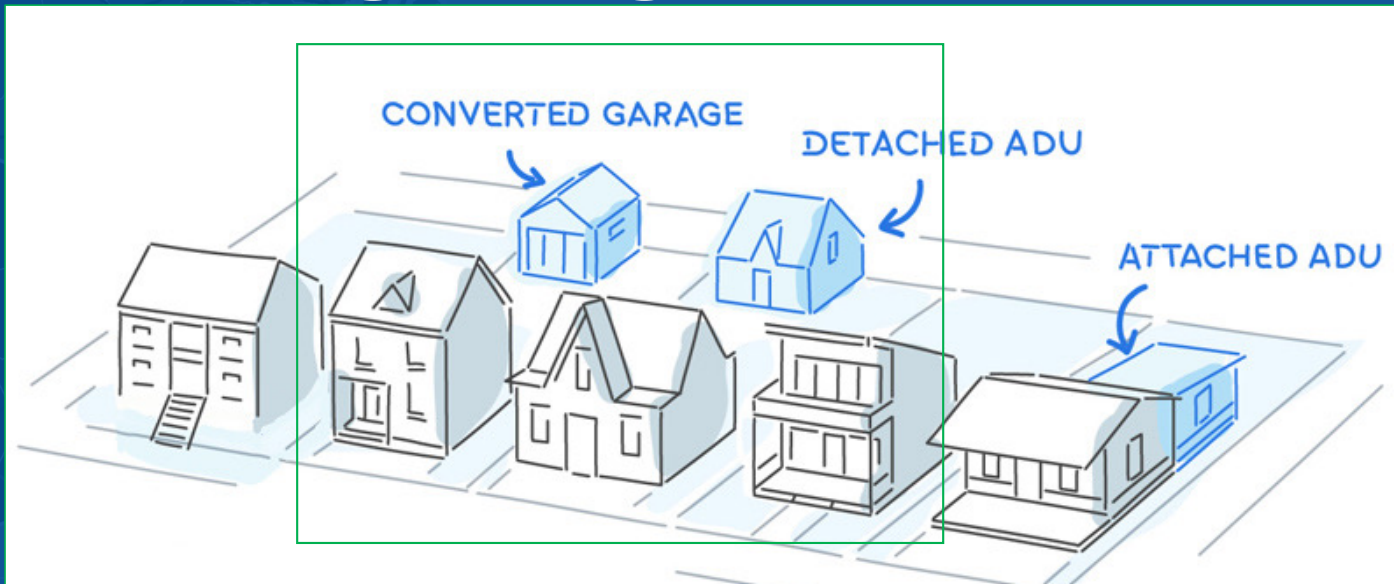


Generally speaking, how would
you feel about a **detached** ADU in
your neighborhood?



Detached ADUs are a different building on the property.

Converted garage or new building



**Would it depend on the specific
details of the project?**



Putting it all together



Creating an ordinance reflective of people's wants and needs

- Key decisions and lessons learned from other places are helping us to craft this ordinance.
- Those best practices are only valuable if they properly fit the local context.
- Because of this, there's lots of ways a law can be drafted to ensure that people's needs and wants are reflected and housing needs can be addressed.
- We are exploring various ADU scenarios for how to craft an ordinance, with the tech tool helping to see how those scenarios may play out.

Big Picture Approaches to An ADU Ordinance.



Big Picture Approaches to An ADU Ordinance.

An ADU Ordinance in Beverly should take the approach...

Based on the neighborhood / part of the city and its characteristics?

That encourages ADU development more around commuter rail stations?

Focused on racial equity, providing ADUs in diverse neighborhoods?

Treats everywhere in the city equally?

Or Something else?



ADUs and affordability.

ADUs in Beverly should be:

Income restricted, subject to the affordable housing lottery.

Restricted in another way.

Left to the market to decide what fair market rents should be.

I'm not sure about this.



Building an ADU

If I was thinking about building an ADU, my top concern would be:

Financing/ paying for the project

The inconvenience of construction

Working through the red tape with the city

Finding a tenant

I'm not sure or something else

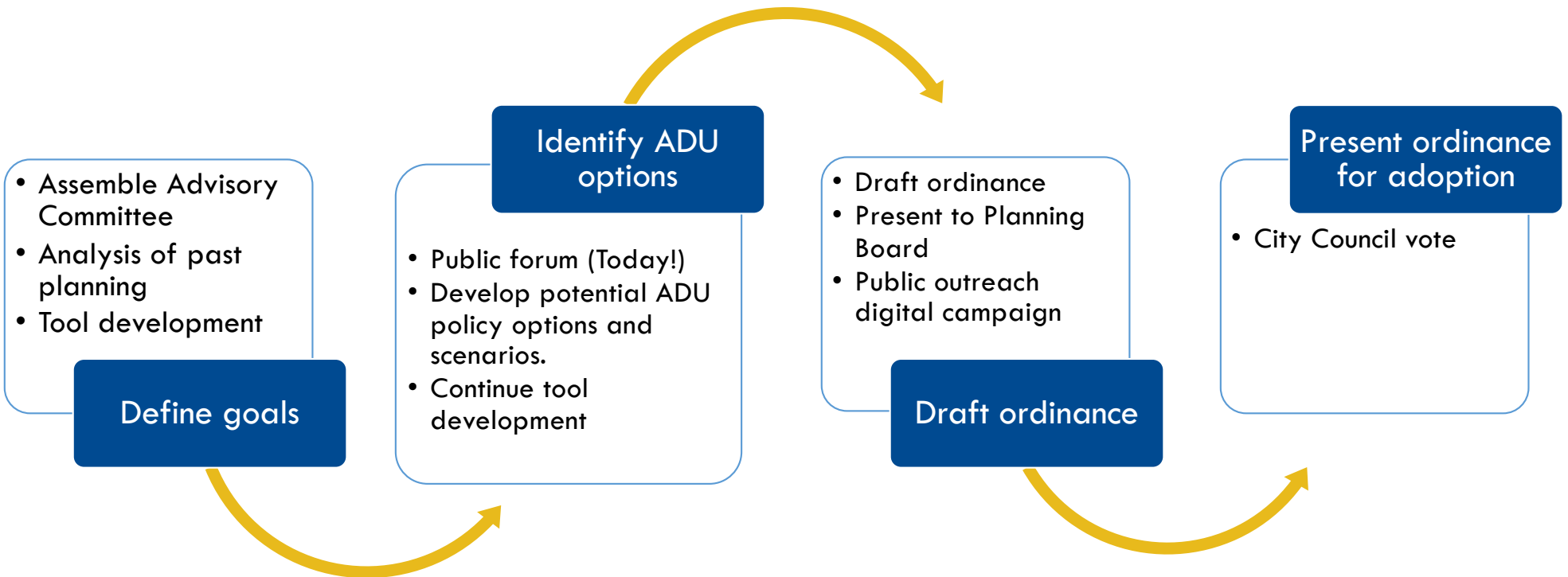


Project Timeline

2021 & WINTER

SPRING

SUMMER



Questions?

Let us know in the chat



Get Involved



Ways to get involved in the Beverly ADU Ordinance Discussion

1. Sign up for our mailing list at mapc.ma/BeverlyADU
2. Reach out to Darlene at the City or John with MAPC
 1. Darlene: dwynne@beverlyma.gov
 2. John: jcruz@mapc.org
3. Tell your friends, neighbors and any organizations you're a part of about this ADU ordinance effort
4. Give our team feedback on the goals and focus of the effort.
5. Have a good ADU story to share with us? Let us know!



THANK YOU

