

## Accessory Apartment Performance Standards

### **The following performance standards shall apply to all Accessory Apartments:**

The Special Permit Granting Authority (SPGA) may grant a waiver from the standards set forth in sections 5.4.7.3 'a' through 'j' inclusive where necessary to install features that facilitate access and mobility for disabled persons; however, in no case shall the SPGA waiver or allow modifications to requirement 'k' below.

Please provide one to two sentences about how each performance standard below is met. \*If a standard is Not Applicable you may answer with 'N/A'\*

### **Performance Standards:**

- a. Only one Accessory Apartment per lot may be created. The Accessory Apartment shall be a complete, separate housekeeping unit containing both kitchen and bath. Prior to issuance of any special permit required for an Accessory Apartment, a plan must be submitted showing the proposed interior and exterior changes to the Principal Residence.  

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- b. An Accessory Apartment shall have a gross floor area not to exceed the lesser of 1,000 square feet or one-third of the gross floor area of the principal Single-Family Dwelling on the lot, exclusive of any garage, unfinished basement, shed, or other accessory structure.  

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- c. At least one of the owners of a lot containing both a Principal Single-Family Dwelling and an Accessory Apartment shall reside in either the Accessory Apartment or the Principle Dwelling.  

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- d. The Accessory Apartment and any modifications to the Principal Single-Family Dwelling on the lot shall be designed so that the appearance of the Single-Family Dwelling maintains. Any new entry to an Accessory Apartment shall be located on the side or in the rear of the Principle Dwelling.  

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- e. All stairways to the primary entrance of an Accessory Apartment located on a second or third story of a Principal Single Family Dwelling shall be enclosed within the exterior walls of the Principal Dwelling unless otherwise required by applicable provisions of the State Building Code.

f. Where two or more entrances already exist on the front façade of a Principal Single-Family Dwelling, modifications made to the entrances in order to accommodate an Accessory Apartment shall result in one (1) entrance appearing to be the principal entrance and other entrances appearing to be secondary.

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g. All motor vehicles owned or maintained by occupants of an Accessory Apartment shall be parked off the street in a designated driveway area or garage. The location and appearance of the driveway area shall not adversely affect adjoining properties or the single-family character of the neighborhood in general. Only one access driveway shall be permitted on a lot containing an Accessory Apartment unless the Board of Selectman has authorized an additional access driveway. Any additional approved driveway space may not result in cars parking in a front yard.

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h. Both the Principal Single Family Dwelling and the Accessory Apartment shall be connected to the public water and sanitary sewer systems.

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i. An Accessory Apartment may not be occupied by more than three (3) people nor have more than two bedrooms.

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j. Any application for a Special Permit for an Accessory Apartment to be located in a carriage house-stable-barn or other detached structure built prior to 1910 or included in the Historical and Architectural Inventory of Reading, shall include a report from the Reading Historical Commission as to any exterior features of the structure that it recommends be preserved or restored and any proposed exterior alterations that it recommends be allowed. For structures built prior to 1910, the existing footprint may not increase more than ten percent (10%).

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k. A detached Accessory Apartment shall not be located between any exterior wall of a Principal Single Family Dwelling and any right-of-way (the "No Build Area"), unless it is created through the conversion of an accessory structure located within the "No Build Area" that was constructed or permitted prior to 2017, or through the preservation of a carriage house, stable or barn that was constructed or permitted

prior to 2017; provided that such conversion of an accessory structure or preservation of a carriage house, stable or barn for use as an Accessory Apartment shall not result in the addition of gross floor area to that portion of the structure that is within the No Build Area. No Special Permit for an Accessory Apartment shall be issued unless the SPGA finds that the exterior appearance of the Accessory Apartment and any accessory structure, carriage house, stable or barn modified to accommodate a Detached Accessory Apartment will maintain the essential character of the neighborhood and will be compatible with the Principal Single Family Dwelling on the same lot and with other dwellings on adjoining lots.

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