

	Current Village law	Original Draft Amendment	Revised Draft 10.23.23
Location	Accessory apartments permitted in single-family detached dwellings in residential districts	Accessory apartments and cottages permitted in single-family detached dwellings and in accessory structures in residential districts	Accessory apartments and cottages permitted in single-family detached dwellings and in accessory structures in residential districts
Accessory Cottage Regulations	Not permitted	Must comply with all accessory structure regulations. Any such structure must have a minimum setback of 10 feet except those conforming structures in existence at the date of adoption may have setbacks less than 10 feet	Must comply with all accessory structure regulations. Any such structure must have a minimum setback of 10 feet except those conforming structures in existence at the date of adoption may have setbacks less than 10 feet
Owner-occupied	Yes	Yes	Yes, with exception for new construction being built with intention of being owner-occupied.
Planning Board approval	Yes, for new units; approval become void upon change of ownership, death of owner or change of residence for owner. If new owners wish to continue use, must apply to Planning Board again.	Yes, for new units; if ownership changes, and the new owners wish to use accessory apartment, the Building Department shall be notified within 90 days to confirm compliance with law.	Yes, for new units; if ownership changes, and the new owners wish to use accessory apartment, the Building Department shall be notified within 90 days to confirm compliance with law.
Multiple Accessory Dwelling Units permitted on One Lot	No	No	No
Accessory Dwelling Unit permitted on lot with professional office	No	Yes	Yes
Planning Board Factors to Consider	Character, degree and extent of any additions to dwelling unit	Character, degree and extent of any additions to dwelling unit or new accessory structure	Character, degree and extent of any additions to dwelling unit or new accessory structure
Visibility from Street	Separate access shall not be viewable from the street. Building must maintain character and appearance of single-family dwelling	Separate access shall not be viewable from the street. Building must maintain character and appearance of single-family dwelling	Separate access shall not be viewable from the street, except for accessory cottages. Building must maintain character and appearance of single-family dwelling
Building Permit fees	Regular fees apply for any additions	Accessory dwelling unit fees shall be reduced by 50%	Accessory dwelling unit fees shall be reduced by 50%
Habitable floor area for ADU in dwelling unit	No less than 400 sqft and no more than 750 sqft or 33.3% of habitable floor area of the dwelling	No less than 300 sqft and no more than 800 sqft or 40% of habitable floor area of the dwelling	No less than 300 sqft and no more than 800 sqft or 40% of habitable floor area of the dwelling.

			Planning Board has authority to approve smaller or larger units on case-by-case basis.
Habitable floor area for ADU in accessory structure	N/A	No less than 400 sqft and no more than 800 sqft or larger than the primary dwelling. Planning Board has authority to approve smaller or larger units on case-by-case basis	No less than 300 sqft and no more than 800 sqft or larger than the primary dwelling. Planning Board has authority to approve smaller or larger units on case-by-case basis
Off-street parking	Must have a minimum of three off-street parking spaces; dwellings in the RA-5 district cannot expand existing parking to meet requirements	No additional parking is required; but Planning Board shall assess parking on a case-by-case basis and may require additional parking. All existing parking for primary dwelling must be maintained. No seasonal parking permits shall be granted to a property with an ADU unless issued prior to adoption date.	No additional parking is required; but Planning Board shall assess parking on a case-by-case basis and may require additional parking. All existing parking for primary dwelling must be maintained. No seasonal parking permits shall be granted to a property with an ADU unless issued prior to adoption date.
Septic service	If not on Village sewer system, health department approval is required before Planning Board approval.	If not on Village sewer system, health department approval is required before Planning Board approval.	If not on Village sewer system, health department approval is required before Planning Board approval.

- Law shall include a maximum cap of 50 accessory dwelling units in the Village.
- The Village Board intends to adopt a resolution waiving all legalization penalties for a period of four months upon the adoption of this local law.
- The Village Board intends to have proactive enforcement of the law following the four-month amnesty period.