

**CITY OF SALEM
NOTICE
JOINT PUBLIC HEARING
OF THE CITY COUNCIL AND PLANNING BOARD
Tuesday, March 30, 2021 AT 6:30 P.M.
via remote participation with instructions posted to www.salem.com
in accordance with Chapter 40A of the Massachusetts General Laws and Governor Baker's Emergency Order
dated March 12, 2020.**

The City Council will hold a joint public hearing with the Planning Board via remote participation, in accordance with State law and Governor Backers Emergency Order, on Tuesday, March 30, 2021 at 6:30 P.M. The purpose of the public hearing is to provide interested parties with an opportunity to comment on two proposed Zoning Ordinance Amendments summarized below. Pursuant to M.G.L. c. 40A § 5, these ordinances require a simple majority of the City Council in favor to be adopted.

1. A. Amending Section 3.1 Table of Principal and Accessory Use Regulations by deleting the accessory use "Accessory Living Area" in its entirety and replacing it with "Affordable Accessory Dwelling Unit constructed within or attached to a Principal Dwelling" in the RC, R1, R2, R3 and NRCC zoning districts allowed by right and adding Affordable Accessory Dwelling Unit within an Existing Detached Accessory Building in the RC, R1, R2, R3 and NRCC zoning districts allowed by right.

B. Amending Section 10 Definitions by deleting the definition of "Accessory Living Area" in its entirety and inserting the definition of "Affordable Accessory Dwelling Unit" in its place.

C. Amending Section 3.2.4 Accessory Buildings and Structures to include dimensional regulations for detached affordable accessory dwelling units.

D. Amending Section 3.2.8 Accessory Living Areas by deleting the existing text in its entirety and replacing it with a new ordinance. The existing text requires accessory units to be used solely by a family member or caregiver and requires a special permit. The purpose of the proposed new ordinance is to add to the supply of rental housing to meet the needs of smaller households, to encourage efficient use of the city's housing supply while preserving the character of city neighborhoods, to allow the owner of an existing or proposed principal dwelling to construct one additional dwelling unit that is incidental and subordinate to the principal dwelling, and to increase the supply and diversity of housing options in response to demographic changes such as smaller households and older households. The ordinance allows for an affordable accessory dwelling unit within the a principal dwelling or within an existing detached accessory structure by right provided certain requirements are met, requires the property owner to reside on site, and removes the tenant restrictions of only a family member or caregiver. It prohibits an accessory dwelling unit from being created within a new detached structure.
2. Amending Sections 3.1, 10, and 3.2.4 and 3.2.8 as set forth above, except this proposed amendment also allows for an affordable accessory dwelling unit by special permit within a new detached structure in the RC, R1, R2, R3 and NRCC zoning districts.

The complete text of the proposed amendments to the Zoning Ordinance are on file and available for inspection at the City Clerk's Office, 93 Washington Street, Salem, MA by calling or emailing the City Clerk's Office, 93 Washington Street, Salem, MA (or 978-619-5610 or isimons@salem.com) or the Department of Planning & Community Development, 2nd floor, City Hall Annex, 98 Washington Street, Salem, MA. (or 978-619-5685 or mwells@salem.com.)

ATTEST:

ILENE SIMONS
CITY CLERK

BILL GRISET
PLANNING BOARD CHAIRMAN

Adv: 03/15/2021 & 03/22/2021