

# Accessory Dwelling Unit Bylaw Update\*

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Proposed Bylaw Rewrite for 2025 Town Meeting  
\*REQUIRED to comply with new legislation



# THIS IS A REQUIRED UPDATE TO COMPLY WITH THE NEW STATE LAW!

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## Protected Use ADUs – State Law Compliance

- **Governing Laws:** Section 8 of Chapter 150 of the Acts of 2024 & 760 CMR 71.00
- **By-Right ADUs:**
  - Allowed in single-family residential zones without requiring special permits or variances.
  - Maximum size: 900 SF or 50% of the principal dwelling's gross floor area (whichever is smaller).
- **Municipal Regulations:**
  - Towns may enforce REASONABLE setbacks, height restrictions, and site plan reviews.
  - Owner-occupancy cannot be required for either the ADU or main dwelling.
- **Short-Term Rental Restrictions:**
  - Municipalities may prohibit or regulate short-term rentals (31 days or fewer).
- **Effective Date:** February 2, 2025
- **Purpose:** Expands **affordable housing** options while maintaining local zoning control.

**WE HAVE LIMITED AUTHORITY TO REGULATE ADUs**

# Summary of the Bylaw

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The proposed amendments would create consistency with the newly enacted state statute and regulations and would provide an appropriate mechanism to:

- Allow for a single ADU by-right in any single-family residential zoning district provided they are within conforming setbacks and not more than 900 square feet (a Protected ADU).
- Permit the conversion of a pre-existing, nonconforming structure into an ADU through Site Plan Approval by the Planning Board.
- Permit the construction of a new, nonconforming ADU of not more than 900 square feet through Site Plan Approval from the Planning Board.
- Provide for a discretionary Special Permit approval process through the Zoning Board of Appeals to allow for an ADU exceeding 900 square feet (non-protected ADUs).