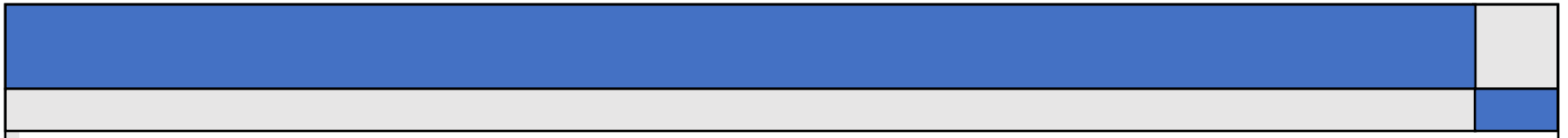


Accessory Dwelling Unit Bylaw Update*

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!

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

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).