

## Towns Allowing ADUs in Detached Structures

(Source: [Pioneer Opportunity – The State of Zoning for Accessory Dwelling Units](#), by Amy Dain, July 2018)

Town	Size	Bedrooms- Max	Lot size	Renewal	Pre-existing?
<b>Acton</b> (Sec 3.8.1.6)	Lesser or 50% GFA or 800sq'	2			
<b>Belmont</b> (Sec 6.1)					Historic access. structures
<b>Canton</b> (Sec 8.1 & 8.5)	Not to exceed 30% of GFA	2	10,000sq' min.		Yes. Before 1937 (Carriage House)
<b>Carlisle</b> (Sec 5.6)	1,200sq'	2	2 acres	New owner must reapply	
<b>Dedham</b> (Sec 7.7)	350sq' min./1000sq' Max. 33% of GFA, whichever is less.	Silent. Max 2 people	Lot must be 10% greater than required for district	Every 3 years	
<b>Hamilton</b> (Sec 3.6)	Not to exceed lesser of 1,000sq' or 33% of GFA	1	10,000sq' min.	4 years	
<b>Hudson</b> (Sec 5.2.6)	900 sq' or 25% of GFA whichever is greater.	2 max		New owner must reapply	Existing
<b>Ipswich*</b> (Section IXJ)	900sq' GFA	1	10,000sq'	New owner must apply	
<b>Lexington</b> (Sec 6.7)	Max 1,000sq'				
<b>Littleton</b> (173-58)	1.200sq' or 40% of GFA	2			
<b>Newton</b> (Detached) (Sec 6.7.1)	250sq' min/1,200sq' max or 40% GFA whichever is lesser				4 years prior to application
<b>Scituate</b> (Sec. 530)	The lesser of 750sq' or 40% of GFA				
<b>Stowe</b> (Section 8)			Min 1.5 acres		Before May 1991 for detached
<b>Sudbury</b> (Art. 5500)	No more than 50% of building's GFA and no more than 850sq'			New owner must apply	No less than 5 yrs.
<b>Wenham</b> (Sec 4.3.2)	The lesser of 1,000sq' or 35% of GFA		20,000sq' or 40,000sq' for accessory building		
<b>Weston</b> (Sec VI.G)	600sq' min. or 25% of GFA if w/in the primary dwelling	2		New owner must reapply	10 yrs prior to application

<b>Additional Towns</b>					
<b>Sherborn</b> (Sec 3.2.2)	1,200sq' GFA			4 yrs	
<b>Medway</b> (Section 8.2)	800sq' unless an existing structure is larger and ZBA approves	1			
<b>Newbury</b> (Sec 97-10(2))		2	40,000sq' if in existence before 2013. 60,000sq' after.		
<b>Newburyport</b> (Sec XIIA)	900sq' max (existing) 700sq' (new const.)			3 yrs	
<b>Hamilton</b> (Sec 3.6.1)	900sq' GFA	2	10,000sq'		
<b>Acton</b> (Sec 3.8.1.6)	Up to 2,000sq' on existing structures (before 2019)	2			
<b>Wellfleet</b> (Sec 6.2.1) (Affordable)	1,200sq' GFA			Annual	No
<b>Kingston</b> (Sec 6.4.E)	500sq' or 30% GFA whichever is higher				
<b>Barnstable</b> (Sec 240.47.1)	Variable			Annual	

\*Ipswich has no language about detached dwellings that I could find, but was included in the Pioneer study.

General findings:

- Data drawn from each town's Zoning Bylaws as of Feb 2021.
- All contain language about the intent: to create affordable housing options
  - At least one has language about legitimizing conversions to enable the town to monitor conversions for code compliance. (Scituate)
- All limit number of ADUs to 1 per property
- Nearly all contain language about parking, sanitary systems and other utilities
- Many contain language about staircase placement
- All contain language about preserving neighborhood character and appearance of structures
- All require Special, Building and Occupancy Permits
- All require suitability from Health Departments
- Many define who the occupants may be (family members, caregivers, etc.)
- Many include parking conditions
- Several require structure to be pre-existing at time of application

- All state that permits expire with sale of property
- Several contain language prohibiting conversion to condominiums

*Editorial comment: All data should be reviewed for completeness and accuracy.*