

Peer Towns & ADU Bylaws (2021 Update)

Town	Attached/ Detached	Size	Bedrooms	Lot size	Renewal	Pre-existing?
Andover	NA					
Braintree	NA					
Canton (Sec 8.1 & 8.5)	Both	Not to exceed 30% GFA				
Cohasset (Under Review)	NA					
Concord	NA					
Dedham (Sec 7.7)	Both	350sq' min, 1000sq' max. 33% GFA whichever is greater	2 persons max	10% greater than district dimensions	3 yrs	Yes
Duxbury (Sec 4.1.6)	Attached	850sq' max		20,000sq'	10 yrs	
Hull						
Lexington (Sec 6.7)	Both	1,000sq' max				
Marblehead	NA					
Milton (Sec 3.A.9)	Attached	800sq' or 33% GFA whichever is less	2 BRs		4 yrs	
Norwell Sec 201-8-1-D.4)	Attached	33% GFA max				24 mos.
Needham (Sec 3.1.5)	Attached	850'	1		3 yrs	
Rockland (Sec 415-32)	Attached	450-650 sq'			Annual	24 mos.
Scituate (Sec 530)	Both	750sq' or 40% GFA				
Wellesley	NA					
Weston (Sec VI.G)	Both	600sq' or 25% GFA				
Westwood (Sec 8.5)	Both	500sq' min or 33% GFA				
Weymouth	NA					

Notes:

- 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
- 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 completeness and accuracy.