

Comparision of Accessory Dwelling Unit (ADU) Regulations in Benchmark Communities

Community	Permit Process	Location	Size Limitiations	Min. SF Size	Min. Lot Size	Occupancy Limitations	Max #	Owner Occupied
Concord	By-right/SP for waivers	Attached or Detached	1000 SF	N/A	Min area for district; unless	Unrestricted	1	Yes
Lexington	By-right/SP	Attached or Detached	1000 SF attached; 40% or 1000 SF detached	N/A	N/A	Unrestricted	1	Yes
Norwell	By-right	Attached or Detached	900 SF or 50%	N/A	N/A	Unrestricted	1	Yes
Scituate	By-right/SP by District	Attached or Detached	750 SF or 40% max	N/A	Must comply w/ all zoning regs	Unrestricted	1(SF); 3(Bus)	Yes
Weston	SP	Attached or Detached	600 SF min, 25% or 2-BR max	3,000 SF	Must comply w/ all zoning regs	Unrestricted	1	Yes
Westwood	SP	Attached or Detached	500-900 SF	N/A	N/A	Unrestricted	1	Yes
Canton	SP	Attached	2-BR, 30% max	N/A	10,000' or minimum required for district	Unrestricted	1	Yes
Cohasset	SP	Attached	900 SF or 25%	1,200'	Min for district unless nonconforming	Unrestricted	1	Yes
Dedham	SP	Attached	350 SF min, 1000 SF or 33% max	N/A	10% greater than required for district	Unrestricted	1	Yes
Duxbury*	SP	Attached	850 SF	N/A	20,000 SF min.	Unrestricted	N/A	Yes
Hingham	SP	Attached	750 SF or 30% max	N/A	5,000 SF min.	Family	1	Yes
Milton	SP	Attached	800 SF or 33% max	N/A	"Adequate"	Family	1	Yes
Needham	SP	Attached	850 SF	N/A	N/A	Family and Caregivers	1	Yes
Rockland	SP/By-right	Attached	400 SF-650 SF	N/A	N/A	Family or unrelated if sharing household	1	Yes
Andover	No ADU Regulations, but Two-family and Multifamily allowed							
Braintree	No ADU Regulations, but Two-families allowed							
Hull	No ADU Regulations, but Lodging and Multi-family allowed							
Marblehead	No ADU Regulations; Boarding, Two-family, and Multifamily allowed							
Wellesley	No ADU Regulations, but Two-family, Boarding, Townhouse, and Multi-family allowd							
Weymouth	No ADU Regulations; Renting Rooms, Two-family and Multi-family allowed							

* Duxbury is not a Benchmark Community; Winchester Zoning Bylaw unavailable.