

Comparison 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	Lease Term
Concord	By-right/SP for waivers	Attached or Detached	1000 SF	N/A	Min area for district; unless waived	Unrestricted	1	Yes	No
Lexington	By-right/SP	Attached or Detached	40% or 1000 SF detached	N/A	N/A	Unrestricted	1	Yes	No
Norwell	By-right	Attached or Detached	900 SF or 50%	N/A	N/A	Unrestricted	1	Yes	Yes 30 Days
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	No
Wellesley	By-right/SP	Attached or Detached	900 SF or 50%	250 SF	Min area for district	Unrestricted	1	Yes	Yes 30 Days
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	No
Westwood	SP	Attached or Detached	500-900 SF	N/A	N/A	Unrestricted	1	Yes	No
Canton	SP	Attached	2-BR, 30% max	N/A	10,000' or minimum required for district whichever is greater	Unrestricted	1	Yes	No
Cohasset	SP	Attached	900 SF or 25%	1,200	Min for district unless nonconforming	Unrestricted	1	Yes	No
Dedham	SP	Attached	350 SF min, 1000 SF or 33% max	N/A	10% greater than required for district	Unrestricted	1	Yes	No
Duxbury*	SP	Attached	850 SF	N/A	20,000 SF min.	Unrestricted	N/A	Yes	No
Hingham	SP	Attached	750 SF or 30% max	N/A	5,000 SF min.	Family	1	Yes	No
Milton	SP	Attached	800 SF or 33% max	N/A	"Adequate"	Family	1	Yes	No
Needham	SP	Attached	850 SF	N/A	N/A	Family and Caregivers	1	Yes	No
Rockland	SP/By-right	Attached	400 SF-650 SF	N/A	N/A	Family or unrelated if sharing household	1	Yes	No
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								
Weymouth	No ADU Regulations; Renting Rooms, Two-family and Multi-family allowed								

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