

## Comparison of ADU Regulations by Local Towns

	Brewster	Chatham	Dennis	Eastham	Harwich*	Orleans
<b>Year of Bylaw</b>	November 2018	Updated May 2022	October 2022	Updated May 2022	Updated May 2023	Updated May 2021
<b>By right?</b>	Yes	Yes	No	Yes	Yes	Yes
<b>Maximum size</b>	900sf or 40% of pd	900sf	800sf or 40% of pd	1,200sf or 50% of pd	1,000sf	800sf
<b>Maximum bedrooms</b>	2	2, max occupancy 2/bedroom	2	2	2	--
<b>Rental term (minimum)</b>	12 months	12 months^	12 months	12 months	6 months	90 days
<b>Additional off-street parking (minimum)</b>	1 per BR	1	On-site	1	1	0
<b>Owner occupancy requirements</b>	Yes	No	Yes+	No (#)	Yes (Can be part-time residence)#	No
<b>Lot size requirements</b>	SP under 30,000sf	No	15,000sf	No	No	30,000sf CBU
<b>Special Permit (SP) requirements</b>	Zone 2/ Watersheds Under 30,000sf	Detached ADU, Dimensional req. not setbacks	For all, by Planning Board	Zoning District, >50% of pd, > pre nonconforming	Preexisting nonconforming setbacks or lot coverage	--
<b>Compliance mechanism</b>	Affidavit	Copy of rental lease	Affidavit, lease & health rent perm.	Affidavit, health registration	Affidavit, owner in residence	--
<b>Cap/ year</b>	20 (includes ADU & ACDU)	10 by right & 10 special permit	9	No cap	No cap	No cap
<b>Miscellaneous</b>	Max 2 residential units/ ADU lot. Accessory apts.	1/lot, no separation	1/lot. Res. Struct must exist on lot, no separation	1 per pd, 1 rented at a time, no separation	1 per pd, one rented at a time, no separation	Addition, not> 2% increase in lot coverage

Pd= principal dwelling      sf=square feet      CBU= contiguous buildable upland

\* Harwich bylaw passed at Town Meeting but not yet approved by the Attorney General

+ One unit shall be owner occupied on a year-round basis, except for bona fide temporary absences during which the owner-occupied unit is not rented

# Primary Dwelling and ADU cannot be rented at the same time.

^ADU shall become the principal residence of the renter within 30 days of occupancy of the ADU.

*Special thanks to the CDP Resource Center for assistance in the production of this table. Information is a general summary compiled from local ADU bylaws.*