

FAQ: LD 2003 Accessory Dwelling Units (ADUs)

The Yarmouth Zoning Ordinance (Chapter 701), Site Plan Review (Chapter 702), Subdivision Ordinance (Chapter 601) and the Character Based Development Code (Chapter 703) will be amended to comply with state law on ADUs. To comply with LD2003, these ordinances now:

1. have updated and consistent definitions of ADUs,
2. allow ADUs in zoning districts where single-family homes are permitted*,
3. eliminate the requirement for additional parking, and,
4. state a minimum size of an ADU.

The table below provides an overview of the additional changes adopted to address the non-legal barriers that limit construction of ADUs.

*Even though ADUs are now allowed wherever single-family homes are, the creation of an ADU must still meet shoreland zoning requirements, homeowner association requirements, deed restriction requirements, Town and Yarmouth Water district requirements and ordinances, and Subsurface Wastewater Disposal rules, and any other applicable zoning regulations and standards, so it is not a “by-right approval.”

BEFORE	AFTER
No more than 2 bedrooms allowed	No limitations on bedrooms
Owner occupancy of the ADU or principal dwelling unit required	No owner occupancy requirements *Can apply retroactively, contact for more details
Maximum of 900 square feet	A larger ADU (up to 1,215 sf) is allowed if it is in a portion of an existing structure, either on a single floor or on multiple floors, or an existing detached structure is converted to an ADU
Additional parking spaces required for ADU	No additional parking for an ADU beyond the requirements for a single-family dwelling

ADUs are not allowed where the number of dwelling units have been increased with the Residential Dwelling Allowance (RDA).

