

NEWBURY

ACCESSORY DWELLING UNITS & Proposed ATM 2025 Zoning Amendment FACT SHEET

ADU STATE LAW

A new State law, effective Feb 2, 2025, legalizes accessory dwelling units (ADUs) statewide in all zoning districts where single family homes are permitted.

ADUs may be attached to the primary house or may be in a detached structure, such as a new backyard cottage or garage addition/conversion.

WHY IS IT IMPORTANT?

Most communities in Massachusetts, including Newbury, face a shortage of smaller housing units that are suitable for down-sizing seniors or young adults.

ADUs can create additional small housing options in areas where housing is already developed.

WHAT IS REQUIRED FOR NEWBURY?

Newbury's zoning bylaw has allowed certain ADUs for some time, but detached ADUs have required a special permit review by the Zoning Board.

Newbury's zoning amendment proposal is being made to comply with the State law and will allow both attached and detached ADUs to be permitted "by-right", with a more streamlined review.

HOW CAN I GET INVOLVED?



Learn more about ADUs! Visit:
www.mass.gov/info-details/accessory-dwelling-units



Spread the word!
Inform your neighbors about the new ability to build ADUs!



Attend Town Meeting to vote on the ADU zoning bylaw amendment: Article #28 on the Warrant.

Newbury ADUs: Frequently Asked Questions

How big can an ADU be?

Accessory Dwelling Units are limited in size to 900 square feet OR half the gross floor area of the primary dwelling unit, whichever is LESS.

What does allowing an ADU “by-right” mean?

Allowing an ADU by-right means that a homeowner building an ADU that complies with all relevant zoning regulations only needs to obtain a building permit from the Building Commissioner. Homeowners do not need to go through a discretionary review process with the Planning Board or Zoning Board of Appeals before obtaining a building permit.

What about septic constraints in town?

Homeowners who want to build an ADU on their property must still adhere to all Title 5 requirements and have a septic system that can accommodate any additional bedrooms in the ADU.

Can anyone occupy an ADU or are they only for family?

An ADU may be occupied by anyone the property owner wants. It can be rented on the open market or can be occupied by family members or caregivers. This is how Newbury’s ADU bylaw exists today and will not be changing.

Can ADUs be used for short-term rentals like Airbnb?

The proposed changes to Newbury’s zoning bylaw would prohibit ADUs from being used for short-term rentals in order to encourage long-term housing options.

Examples of Accessory Dwelling Units

