

Town of Littleton Zoning Bylaw Excerpts

Accessory Apartments/ADU's

Sections that cannot be enforced are highlighted in yellow.

**USE REGULATIONS related to Accessory Apartments and ADUs**

**§ 173-22 Establishment of districts.**

**A.** Districts enumerated.

**(1)** For the purpose of this chapter, the Town of Littleton is hereby divided into the following types of zoning districts:  
[Amended 5-3-2010 STM, Art. 4; 6-13-2020 ATM by Art. 24; 10-25-2021 STM by Art. 11; 5-7-2024 ATM by Art. 13]

|  |       |
|--|-------|
| Residence District                                       | R     |
| Littleton Station MBTA Communities Multi-family District | LSMFD |
| Business District  | B     |
| Mixed Use Districts                                      |       |
| Village Common   | VC    |
| King Street Common                                       | KC    |
| Industrial Districts                                     |       |
| Industrial A   | I-A   |
| Industrial B   | I-B   |

**§ 173-25 Use regulations.**

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**A.** General. No building or structure shall be erected or used, and no land shall be used, except as set forth in the Use Regulations Schedule or as exempted by §§ [173-8](#) through [173-11](#) or by statute. Symbols employed shall mean the following:

**(1)** Permitted uses:

Y — A permitted use.

N — An excluded or prohibited use.

**(2)** Uses authorized under special permit as provided for in § [173-7](#):

A — Acted on by Board of Appeals.

P — Acted on by Planning Board.

S — Acted on by Select Board.

**§ 173-26 Use regulations schedule.**

**Principal uses.** [Amended 2-15-2023 STM by Art. 10; 11-1-2023 STM by Art. 18]

| Uses                   | Districts |                  |    |   |    |    |
|------------------------|-----------|------------------|----|---|----|----|
|                        | R         | VC <sup>13</sup> | KC | B | IA | IB |
| RESIDENTIAL USES       |           |                  |    |   |    |    |
| Single-family dwelling | Y         | Y                |    | Y | N  | N  |

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| Uses  | Districts |                  |    |   |    |    |
|---|-----------|------------------|----|---|----|----|
|   | R         | VC <sup>13</sup> | KC | B | IA | IB |
| 2-family dwelling (new)                     | N         | Y                |    | N | N  | N  |
| 2-family dwelling (conversion) <sup>1</sup> | A         | Y                |    | A | N  | N  |

**Accessory uses.** (See Articles [XII](#) and [XIII](#).)

| Uses  | Districts |                 |   |                 |                 |
|---|-----------|-----------------|---|-----------------|-----------------|
|   | R         | VC              | B | IA              | IB              |
| Accessory dependent dwelling unit (see § <a href="#">173-58</a> ) | Y         | Y               | Y | N <sup>11</sup> | N <sup>11</sup> |
| Accessory apartment (see § <a href="#">173-59</a> )               | Y         | Y               | Y | N <sup>11</sup> | N <sup>11</sup> |
| Detached accessory apartment (see § <a href="#">173-60</a> )      | A         | A               | A | N <sup>11</sup> | N <sup>11</sup> |
| Parking in compliance with § <a href="#">173-32</a>               | Y         | Y <sup>12</sup> | Y | Y               | Y               |
| Mobile home (§ <a href="#">173-56</a> )                           | A         | P               | A | A               | A               |
| Other customary accessory uses                                    | Y         | Y               | Y | Y               | Y               |

NOTES:

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<sup>11</sup> Provided that Accessory Dwelling Units may be allowed in the IA or IB District by Special Permit from the Zoning Board of Appeals where such uses are made in connection with a lawfully preexisting Single-Family Dwelling.

<sup>12</sup> § [173-32](#) does not apply to the VC District; parking is allowed if in compliance with § [173-224](#).