

LITTLETON, MA ACCESSORY DWELLING UNIT BYLAW UPDATE



WELCOME



November 13, 2025

MEETING OVERVIEW

- 1. Purpose**
- 2. Process to update Zoning Bylaw**
- 3. Baseline Information**
- 4. Share Draft ADU Bylaw**
- 5. Policy Input**
- 6. Next Steps**

PURPOSE & PROCESS

PURPOSE OF MEETING

**Gather stakeholders to begin
Littleton's Accessory Dwelling
Unit Bylaw up to date.**

PROCESS TO UPDATE BYLAW

**Simple Majority Town Meeting
Vote**

PROCESS TO UPDATE

1. MAPC Technical Assistance Program
2. Draft ADU Bylaw with MAPC
3. Planning Board joint meeting with Zoning Board of Appeals
4. Receive policy input on ADU Bylaw
5. Update ADU Bylaw
6. Public Hearing on ADU Bylaw
7. Bring ADU Bylaw to Town Meeting

ADU Bylaw Update Timeline



STATUTORY BASELINE

LEGISLATION

On August 6, 2024, Governor Healey signed the Affordable Homes Act into law ([Chapter 150 of the Acts of 2024](#)). Section 8 of the Affordable Homes Act amends the Zoning Act (MGL Chapter 40A) which requires municipalities allow attached and detached ADUs up to 900 square feet to be built by right in single-family zoning districts.



HOUSING & LIVABLE COMMUNITIES (EOHLC) REGULATIONS

Section 8 of the Affordable Homes Act becomes effective on February 2, 2025
WHAT THIS MEANS...

MUNICIPALITIES CAN REGULATE/REQUIRE	MUNICIPALITIES CANNOT REGULATE/REQUIRE
Site Plan Review if review thresholds are triggered.	Any discretionary zoning approval for the use or rental of an ADU in a single-family zoning district. Only a Building Permit is required.
Impose a prohibition on the use of the ADU for short-term rentals as defined by MGL Chapter 64G Section 1	Require owner occupancy for the ADU or principal single or regulate who can live in the ADU.
Number of ADUs on a lot.	Require more than one (1) parking space.
Compliance with Title 5 requirements/other Board of Health regulations.	Require any parking spaces if within $\frac{1}{2}$ mile of Commuter Rail Station
Conformance to existing dimensional standards in the Zoning by-laws	



= Policy Direction Request

DEFINITION OF AN ACCESSORY DWELLING UNIT

- An Accessory Dwelling Unit (ADU) is a secondary residential living space located on the same lot of a single-family home
- Colloquially known as “granny flats” or “in-law suites”
- ADUs can be within an existing primary residence, like converting a basement into an apartment, attached to a primary residence as a new construction addition, or completely detached, like a cottage or converted detached garage in a backyard.
- Maximum size of an ADU is no more than half of the gross floor area of the principal dwelling, or 1,200 square feet in Littleton.
- ADUs are not considered a multifamily unit.

SHORT-TERM RENTALS DEFINITION

"Short-term rental", an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such.



Littleton Short-Term Rentals Survey Results:

<https://littletonma.org/DocumentCenter/View/9152/Final-Results-Short-Term-Rental-Feedback>

LITTLETON'S ACCESSORY DWELLING UNIT BYLAW

- Littleton amended the Accessory Apartments Zoning By-law in 2018
- Attached ADUs are allowed by right in the R, VC, & B Zoning Districts
 - Attached ADUs are allowed by right.
 - Detached ADUs by Special Permit of the Zoning Board of Appeals.
- Requires two off-street parking spaces for each ADU.
- Requires owner occupancy of either the main dwelling or the ADU.
- Maximum size of an Accessory Dependent Dwelling Unit is no more than 1,200 square feet.
- ADUs are not considered a multifamily unit.

LITTLETON'S DRAFT ADU BYLAW

Process	
	Based on State's model bylaw: https://www.mass.gov/doc/accessory-dwelling-units-model-zoning-v12/download
	Discussion guided by MAPC
	Reviewed by Town Counsel

POLICY INPUT

Policy Questions

	Site Plan Review for Single-Family Homes & ADUs?
	Allow Short-Term Rental of ADUs?
	Number of Protected-Use ADUs per lot?
	Maximum size of ADU?

NEXT STEPS

1. Receive policy input on ADU Bylaw
2. Update ADU Bylaw
3. Public Hearing on ADU Bylaw
4. Bring ADU Bylaw to Town Meeting

ADU Bylaw Update Timeline

