



# Why was a change to the Zoning Act needed?

- ADUs can be **part of the solution** to create enough housing for people at all income levels and stages of life.
- Massachusetts can enable the **gradual addition of new homes**. Goal: 8,000 to 10,000 new ADUs in the next five years.
- **Many MA municipalities have ADU zoning in place** with various types of restrictions but have seen limited new units.
- New rules were added to Section 3 of the Zoning Act (MGL c.40A) which includes other important **“protected uses”** such as agriculture, religious and educational institutions, childcare centers and renewable energy facilities.



ADU in Massachusetts. Credit: MAPC