

CAPE COD INVENTORY OF ACCESSORY DWELLING UNIT PROVISIONS BY TOWN



	By Right	Income Restriction	Family Restriction	Long-term Deed Restriction	Short Term Rental Restriction	Owner Occupancy Requirement	Minimum Lot Size	Design Standards	Maximum Size	Lease Duration Restriction	Water Protection District Special Restrictions	Off Street Parking Requirement	Approval
<u>CCC MODEL BYLAW</u>	YES	NO	NO	NO	YES	NO	NO	YES	1,000 sf/50%/2 BR	Minimum 3 months suggested	NO	YES, but it can be waived	Building Commissioner
<u>BARNSTABLE</u>	YES	NO	NO	NO	YES (no commercial use allowed)	YES	NO	YES	900 sf/50%/2 BR	Minimum 12 months	NO	YES	Building Commissioner
<u>BOURNE</u>	NO	NO	NO	NO	YES	YES	NO	NO	NO	NO	NO	1 space	Zoning Board of Appeals
<u>BREWSTER</u>	YES	NO	NO	NO	YES	YES	NO ¹	NO	NO	Minimum 12 months	YES	1 space/BR	Building Commissioner
<u>CHATHAM</u>	YES ²	NO	NO	NO	YES	NO	NO	NO	900 sf/2 BR	Minimum 12 months	NO	1 space/BR	Building Commissioner
<u>DENNIS</u>	NO	NO	NO	NO	YES	YES	YES	YES	800 sf/40%/2BR	Minimum 12 months	NO	1 space/BR	Planning Board
<u>EASTHAM</u>	YES	NO	NO	NO	YES	NO ³	NO	NO	1,200 sf/50%/2 BR	Minimum 12 months	NO	1 space	Building Commissioner
<u>FALMOUTH</u>	YES ²	NO	NO	NO	YES	YES, 7 months	YES	YES	800 sf/40%/2 BR	Minimum 6 months	YES	YES	Building Commissioner
<u>HARWICH</u>	YES	NO	NO	NO	NO	NO	YES	YES	900 sf/50%/2 BR	NO	YES	1 space	Building Commissioner
<u>MASHPEE</u>	YES	NO	NO	NO	YES	YES	NO	YES	40%/2 BR	Minimum 30 days	NO	1 space	Building Commissioner
<u>ORLEANS</u>	YES	NO	NO	NO	YES	YES	YES	NO	800 sf	Minimum 12 months	NO	YES, as determined by Building	Building Commissioner
<u>PROVINCETOWN</u>	YES	NO	NO	YES ⁴	YES	NO	NO	NO	600 sf if free standing/40% if within principal residence	NO	NO	NO	Building Commissioner
<u>SANDWICH</u>	YES	NO	NO	NO	YES	NO	YES	NO	900 sf/2 BR	Minimum 12 months/	NO	1 space	Building Commissioner
<u>TRURO</u>	YES	NO	NO	NO	YES	NO	NO	NO	900 sf	Minimum 12 months	NO	2 spaces	Building Commissioner
<u>WELLFLEET</u>	YES	NO	NO	NO	YES	NO	NO	NO	1,200 sf	Minimum 12 months	NO	YES	Building Commissioner
<u>YARMOUTH</u>	NO	YES	YES	YES	NO	YES	YES	YES	800 sf	NO	NO	YES, as determined by Building	Zoning Board of Appeals

***Please note that this table provides only a high-level summary of zoning provisions and may not reflect exceptions, special circumstances, and other nuances contained in the full zoning bylaws. Where available, click on the town name to access the town's zoning bylaw.**

Notes: 1. Except that special permit required for lots less than 30,000 sf. 2. Except detached ADU requires Special Permit authorization. 3. Prohibition on renting both principal dwelling and accessory dwelling at same time. 4. Deed restriction for use as a year-round rental.