INVENTORY OF CAPE COD ACCESSORY DWELLING UNIT PROVISIONS BY TOWN

CAPE COD COMMISSION

	By Right	Minimum Rental Duration Requirements	Owner Occupancy Requirement	Minimum Lot Size	Maximum Size (square feet or percent of principal dwelling unit square footage)	On-site Parking Requirement
MASSACHUSETTS AFFORDABLE HOMES ACT	YES	Municipalities may limit or restrict short-term rentals	NO	NO	900 sf or 50% gross floor area (GFA) of the principal dwelling, whichever is smaller; local zoning may allow larger ADUs	Up to 1 space per ADU; but none if located within 0.5 mile from a Transit Station (defined in the
BARNSTABLE	YES	More than 31 days	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller; larger ADU may be sought via special permit	1 space maximum; none if within 0.5 miles of a Transit Station
BOURNE^	YES	90 days	NO	NO	1,500 sf or GFA of the principal dwelling, whichever is smaller	Minimum of 1 space; none if within 0.5 miles of a Transit Station
BREWSTER	YES	10 months	NO	NO	1,000 sf	1 space; none if within 0.5 miles of a Transit Station
CHATHAM^	YES	Must be leased on a year-round basis	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	Minimum of 1 space; none if within 0.5 miles of a Transit Station
DENNIS	YES	More than 31 days	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	1 space; none if within 0.5 mile of a Transit Station
EASTHAM^	YES	Must be leased on a year-round basis (at least 10 consecutive months)	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	1 space; none if within 0.5 mile of a ransit or bus station
FALMOUTH	YES	Neither the Principal Dwelling nor the ADU may be used as a Commercial Accommodation at any time	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	1 space; none if within 0.5 mile of a Transit Station
HARWICH‡	YES	Only either the ADU or Principal can be rented at a time; minimum 6 months	YES	YES	1,000 sf/2 BR	1 space
MASHPEE	YES	30 day minimum	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	1 space if more than 0.5 miles from a Transit Station
ORLEANS	YES	90 day minimum	NO	NO	1,200 sf	1 space or determined by the Building Commissioner or Zoning Board of Appeals
PROVINCETOWN	YES	More than 31 days	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	None
SANDWICH	YES	Minimum 12 months	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	1 space; none within 0.5 mile from Transit station
TRURO^	YES	Minimum 12 months (for either ADU or principal dwelling unit)	NO	NO	900 sf or 50% GFA of the principal dwelling, whichever is smaller	1 space
WELLFLEET	YES	Minimum 12 months	NO	NO	1,200 sf	1.5
YARMOUTH‡	NO	Minimum 12 months	YES	10,000 sq ft for up to 1 BR; 15,000 sq ft for 2 BR	800 sf/50% for up to 1 BR 900 sf/50% for 2BR (max)	2

***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. Click on the town name to access the town's zoning bylaw. ^Blue rows indicate towns have adopted the provisions at Town Meeting but are pending approval from the Attorney General. ‡Yellow rows indicate towns that have not yet updated their zoning to align with the state regulations.**