

Accessory Dwelling Units

Town of Provincetown
Community Development

Fact Sheet



As part of a community wide effort to respond to the crisis of housing affordability and availability in Provincetown, Accessory Dwelling Units are intended as an option for homeowners to provide housing for family members, the elderly, employees, or just as a source of additional income.

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An ADU is a small, self-contained dwelling unit with private bath and kitchen facilities on a residential property. An ADU is distinguishable from a duplex in that it is clearly subordinate to the primary dwelling unit, both in use and appearance. An ADU can be within an existing building or in a detached accessory building.

WHAT RESTRICTIONS APPLY TO ADUs?

ADUs are deed restricted to year-round rental only. They do NOT have limits on who can rent based on income, and there is no set rent for the ADU. You will be required to obtain a rental certificate and provide evidence of a year-round lease. ADUs cannot be rented seasonally, weekly or daily.

WHERE ARE ADU'S PERMITTED?

ADUs are permitted in all Residential and Commercial zoning districts in Provincetown, including the Res 1 zone. Only one ADU may be permitted per lot.

WHAT APPROVALS ARE NEEDED FOR AN ADU?

ADUs are allowed by right in all zones which allow residential uses. They will require a building permit, as any new dwelling unit is required to meet current building code standards to ensure they are safe. Other permits may be required based on your particular structure or property. For example, Site Plan Review may be required if you are in the High Elevation Overlay District.

SEWER OR SEPTIC

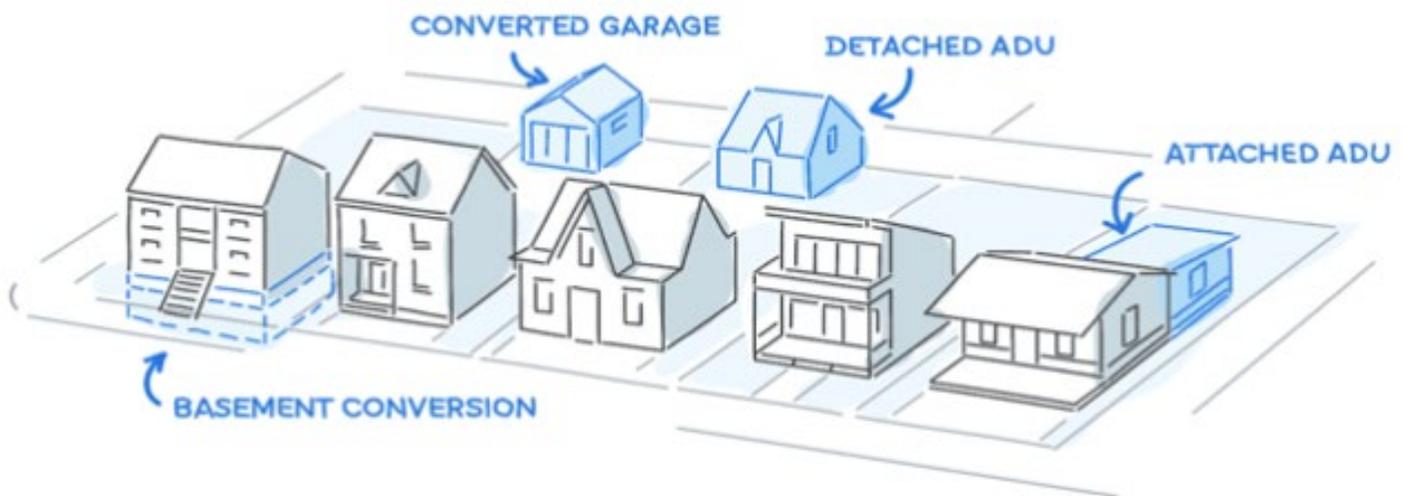
Properties connected to the sewer may increase their betterment flow to accommodate the additional bedroom(s) as long as capacity remains in the sewer system. Properties on septic systems must demonstrate that they have Title 5 capacity to handle the flow of the additional bedroom(s).

IS ON-SITE PARKING REQUIRED?

No additional parking is required for the ADU.

WHAT WOULD AN ADU LOOK LIKE?

ADUs can be constructed as a new accessory building or created within an existing residence, basement or attic. They can also be created through the conversion of an existing garage, artist studio or other accessory structure if brought up to current building code and health code requirements.



WHAT ARE THE SIZE LIMITATIONS FOR AN ADU?

An ADU is limited in size to 600 square feet if it is a free-standing building or 40% of the gross floor area if it is located within the principal residence.

WHAT ZONING STANDARDS APPLY?

The lot area and density requirements do not apply, but building height, building scale, setbacks and lot coverage requirements do apply. Properties that currently encroach into the setback or have other non-conformities may need additional Zoning Board of Appeals approval to extend the existing non-conformity to accommodate a proposed ADU.

WHAT FEES WILL BE REQUIRED:

There is no fee specific to ADUs except for the customary building permit fees. If Zoning Board approval is required there is an additional fee. Septic or sewer fees also apply based on your individual situation.

For questions or to schedule a meeting to review your property, please contact the Provincetown Community Development Department at 508-487-7020.