

**SENATE . . . . . No. 722**

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The Commonwealth of Massachusetts

PRESENTED BY:

*Linda Dorcena Forry*

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act promoting accessory dwelling units.

PETITION OF:

NAME:

*Linda Dorcena Forry*  
*Kevin G. Honan*

DISTRICT/ADDRESS:

*First Suffolk*  
*17th Suffolk*

**SENATE . . . . . No. 722**

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By Ms. Forry, a petition (accompanied by bill, Senate, No. 722) of Linda Dorcena Forry and Kevin G. Honan for legislation to promote accessory dwelling units. Housing.

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The Commonwealth of Massachusetts

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**In the One Hundred and Ninetieth General Court  
(2017-2018)**  
\_\_\_\_\_

An Act promoting accessory dwelling units.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Section 2 of chapter 40R of the General Laws, as appearing in the 2014  
2 Official Edition, is hereby amended by inserting after the word “meanings;” in line 2, the  
3 following definitions:-

4 “Accessory dwelling unit”, a self-contained housing unit incorporated within a single-  
5 family dwelling or detached accessory structure that is clearly subordinate to the single-family  
6 dwelling and complies with the use, dimensional, and design requirements of the local zoning  
7 ordinance or by-law.

8 “Accessory dwelling zoning district”, a zoning district adopted by a city or town pursuant  
9 to this chapter that is superimposed over 1 or more zoning districts, in which a developer may  
10 elect to (i) develop a project in accordance with requirements of the accessory dwelling zoning  
11 district ordinance or bylaw, or (ii) develop a project in accordance with requirements of the  
12 underlying zoning district.

13 SECTION 2. Said chapter 40R is hereby further amended by adding the following  
14 section:-

15 Section 15. In its zoning ordinance or by-law, a city or town may adopt an accessory  
16 dwelling zoning district. A proposed accessory dwelling zoning district shall permit the use of  
17 accessory dwelling units as of right.

18 No zoning ordinance or by-law shall unreasonably regulate the location, dimensions, or  
19 design of an accessory dwelling unit on a lot.

20 An accessory dwelling zoning district ordinance or by-law, or any amendment to or  
21 repeal of such ordinance or by-law, shall be adopted in accordance with section 5 of chapter  
22 40A; provided however, that an accessory dwelling zoning district ordinance or bylaw shall be  
23 adopted, amended or repealed by a simple majority vote of all the members of the town council,  
24 or of the city council where there is a commission form of government or a single branch, or of  
25 each branch where there are 2 branches, or by a simple majority vote of a town meeting.

26 A city or town with an approved accessory dwelling zoning district shall not be eligible  
27 for a zoning incentive payment or a density bonus payment pursuant to section 9, unless the  
28 district meets the requirements of an approved smart growth zoning district pursuant to section 6  
29 of this chapter.”.