

Permitting for an Accessory Dwelling Unit (ADU)



Visit [Revere GIS](#) to identify the Zoning district where you live.

Are you located within the RA, RA1, RB, or RB1 Zoning District?

YES

Is your ADU inside of or attached to your house?

NO

(detached)

YES

- ✓ Maximum gross area cannot exceed 900 sq ft, or more than ½ gross floor area of your house - whichever is smaller
- ✓ ADU must be located above FEMA 100-yr base flood elevation
- ✓ Must comply with all applicable codes
- ✓ Must comply with dimensional control table in RRO Section 17.24.010

- ✓ Maximum gross area cannot exceed 900 sq ft, or more than ½ gross floor area of your house - whichever is smaller
- ✓ If located within the FEMA 100-yr flood zone, the 1st floor of the ADU must be above the FEMA 100-yr base flood elevation and require an order of conditions from the Conservation Commission
- ✓ Must comply with all applicable codes
- ✓ ADU must not occupy more than 25% of the rear or side yard in which it is located. For ADUs that can't comply with 17.25.020(C), no more than 35% of the rear or side yard can be occupied
- ✓ ADU shall not be closer than: 20ft from the rear property line, 10ft from each side property line, 15ft from the front property line, and 10ft from the principal structure
- ✓ ADU shall not exceed 20ft in height
- ✓ ADU shall not be located between a road and the front-facing side of your house

NO

ADU not permitted



All ADUs

- Site Plan Review is **required**
- Short-term rental is **prohibited**
- No variances are allowed for ADU construction or alteration
- Separate ownership of an ADU is **prohibited**

See back for parking requirements

ADU PARKING REQUIREMENTS

Is your ADU located within a 0.5 mile radius of an MBTA transit station? (bus stop, train, subway, commuter rail station)

YES

ADU does **not** require additional parking

But, an ADU is allowed to have additional on- or off-street parking if on a lot with a single-family home

NO

1 additional parking space is required if the existing house is not in compliance with existing off-street parking requirements

Visit: <https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html> to search your address and view nearby stops and stations.

All ADUs (no matter the location):

- An ADU parking space shall **not** be created in the front yard, but may be created in the side yard to allow for up to three vehicle tandem parking
- **No** more than one parking space can be created for an ADU
- **No** new driveway entrance or exit from a street shall be created on a lot with an ADU, unless it is constructed on a "No Parking" side of a street
 - Vehicle access shall be limited to the driveway serving the existing house



City of Revere

Mayor Patrick M. Keefe Jr.