

Title 17. Zoning

Chapter 17.25. ACCESSORY DWELLING UNITS

[1] *Editor's Note: Former Ch. 17.25, Accessory Dwelling Units Within the RA, RA1, RB and RB1 Districts, adopted by C.O. 22-152, was repealed by C.O. 25-028/CZ-25-02, 4/28/2025.*

§ 17.25.000. Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB, RB1 districts under certain situations to:

- A. Create new housing units while respecting the character and scale of single-family homes.
- B. Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- C. Allow more efficient use of existing housing stock and infrastructure.
- D. Provide a mix of housing that responds to changing family needs and smaller households.
- E. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.
- F. Provide a broader range of accessible and more affordable housing.
(C.O. 25-028/CZ-25-02, 4/28/2025)

§ 17.25.010. Definition of accessory dwelling unit.

"Accessory dwelling unit" or "ADU" means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section **17.25.020**.

(C.O. 25-028/CZ-25-02, 4/28/2025)

§ 17.25.020. Requirements for all accessory dwelling units.

All accessory dwelling units must meet the following requirements:

- A. Pursuant to Section **8.09.030(F)**, short-term rental of an ADU shall be prohibited.

- B. No structure that is not connected to the public water and sanitary sewer systems shall have an ADU.
- C. No ADU shall be permitted below the FEMA 100-year base flood elevation established on the FEMA 100-Year Flood Hazard Map for the City of Revere.
- D. The maximum gross floor area of an ADU shall be not more than 900 gross square feet, or not more than 1/2 gross floor area of the principal dwelling, whichever is smaller.
- E. ADUs shall not have separate ownership.
- F. ADUs must comply with all building, fire safety, and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family building.
- G. No new driveway entrance or exit from a street shall be constructed on a lot with an ADU except on the no parking side of the street. Vehicle access shall be limited to the driveway serving the principal dwelling.
- H. There shall be no variances be granted for ADUs.
- I. Site plan review is required per Section 17.17.050.
(C.O. 25-028/CZ-25-02, 4/28/2025)

§ 17.25.030. Off-street parking requirements.

- A. There shall be no additional parking required for an ADU in cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02.
- B. In cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, only ADUs located on a lot with an single-family dwelling serving as the principal dwelling shall be permitted to have additional on or off-street parking.
- C. For ADUs that are located further than 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, there shall be one additional parking space required if the existing principal dwelling is not in compliance with off-street parking requirements. An ADU parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.
- D. Under no circumstances shall more than one parking space be created for an ADU.
(C.O. 25-028/CZ-25-02, 4/28/2025; C.O. 25-178, 9/8/2025)

§ 17.25.040. Detached ADUs.

An ADU may be detached from the principal dwelling if it complies with the sections of this chapter and the following additional provisions:

- A. No more than 25% of the rear yard and side yard may be occupied by a detached ADU. For ADUs that cannot comply with Section 17.25.020(C), no more than 35% of the rear and side yard may be occupied by a detached ADU.
- B. No detached ADU shall exceed 20 feet in height.
- C. No detached ADU shall be closer than 20 feet from the rear property line, 10 feet from each side property line, 15 feet from the front property line, and 10 feet from the principal structure.
- D. A detached ADU shall not be located between a road and the front facing side of the principal dwelling.
(C.O. 25-028/CZ-25-02, 4/28/2025; C.O. 25-178, 9/8/2025)