

## **SECTION 4. INTENSITY REGULATIONS**

### 4.3.5 Accessory Buildings

*Note: §4.3.5 was amended by Article 28 of the 2006 Annual Town Meeting.*

#### a) General Requirements

1. Except as provided in subsection c.2 below, a private one-story garage for not more than three automobiles, a noncommercial greenhouse, or a tool shed used for the storage of tools, yard and household equipment, or other similar accessory buildings, shall be set back at least five feet from the side line and rear line of the lot and five feet from the principal building to which it is accessory.-

*Note: §4.3.5 a) 1) was amended by Article 22 at the 2008 Annual Town Meeting.*

2. Notwithstanding the requirements of a)1. Above or b) or c) below, a detached private garage may include a first or second story accessory dwelling unit provided that the accessory building complies with applicable dimensional requirements in Sections 4.2.1 and 4.2.2 herein as well as any additional or superseding dimensional requirements in Section 6.14.

*Note: §4.3.5 was amended by Article 2 at the March 2025 Special Town Meeting.*

3. An accessory building shall be on the same lot as the principal building to which it is accessory.
4. A garage shall have a vehicular access from the street.

#### b) Dimensional Regulations

1. Accessory Buildings other than Protected-Use ADUs, as defined in Section 6.14.2, shall not exceed the following:
  - 150 square feet of floor area (660 square feet for a garage) or
  - a height of 10 feet (15 feet for a garage).
2. Accessory Buildings shall be set back at least five feet from the side line and rear line of the lot and five feet from the principal building to which it is accessory.

*Note: §4.3.5 was amended by Article 2 at the March 2025 Special Town Meeting.*

#### c) Rear Yard Restrictions

1. A building accessory to a dwelling shall cover not more than 40% of the rear yard of the lot. The rear yard for this provision is defined as the area between a line obtained by extending the rear line of the dwelling to each of the sidelines of the lot and the rear line of the lot.
2. If any part of the accessory building is forward of the rear line of the dwelling, the accessory building shall conform to the front setback, side line and rear line requirements for a dwelling in the district in which the accessory building is located. However, the Board of Appeals may grant a Special Permit for an exemption from this Section for corner lots.

*Note: §4.3.5 c. 2. was amended by Article 5 at the 2024 Annual Town Meeting*

3. Additions to existing dwellings may extend beyond the front line of existing unattached accessory buildings provided said additions meet the requirements for setback, sideline, rearline setbacks and lot coverage and open space requirements for the respective zoning district.

*Note: §4.3.5 c) 3 was amended by Article 6 at the 2007 Special Town Meeting.  
§4.3.5 c) 3 was amended by Article 23 at the 1998 Annual Town Meeting.*