



TOWN OF DOVER

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CERTIFICATE OF VOTE

This is to certify that the 2025 Annual Town Meeting of the Town of Dover was held at the Lindquist Commons Building at the Dover-Sherborn Regional High School in Dover on May 5, 2025. The meeting was duly called to order by the Moderator on the 5th day of May, 2025 at 7:09 PM and held pursuant to the warrant therefore issued by the Selectmen on the 31st day of March, 2025 and duly served in accordance with Town bylaws, at which meeting a quorum was present and voting.

The following action was taken with respect to this article of the Warrant. The article reads as follows:

Article 21. Amend Zoning Bylaw - Modification to Accessory Dwelling Units (Planning Board) To see if the Town will vote to amend Section 185-43, (Accessory Dwelling Units) of the Zoning Bylaw as shown in the document on file in the Office of the Town Clerk, by updating to comply with The Affordable Homes Act, signed into law by the Governor on August 6, 2024, and the final version of 760 CMR 71.00, by removing requirements for discretionary approvals for detached ADUs, removing owner-occupied restrictions, removing unenforceable design guidelines, and updating Schedule of Use Regulations to reflect these changes; or take any other action relative thereto.

MOTION: It was moved by Mr. Bauman and seconded by Ms. Green that the Town amend Section 185-43, Accessory Dwelling Units of the Zoning Bylaw as shown in the document on file in the Office of the Town Clerk.

VOTE: The motion was put to an electronic vote and passed 184 (yes) to 20 (no).

Felicia S. Hoffman, CMMC
Town Clerk
May 6, 2025

A TRUE COPY
ATTEST:

TOWN CLERK OF DOVER

§ 185-43. Accessory dwelling units (ADUs). [Added ATM 5-5-1986 by Art. 16; amended 5-1-2023ATM by Art. 19]

A. The purposes of this § 185-43 are to:

- (1) Broaden the types of housing available to different types of households including a wide range of ages;
- (2) Provide flexibility in housing choices while limiting impact on neighborhoods, residential character, and Town infrastructure; and
- (3) Clarify the necessary steps and regulations in order to help make approval of ADUs efficient and straightforward for homeowners, builders and families.

B. Attached or Detached ADUs

- (1) Attached ADU. An Attached ADU shall be defined as an Accessory Dwelling Unit that is attached to or within a single-family dwelling.
- (2) A Detached ADU shall be defined as an Accessory Dwelling Unit that is located in a separate structure accessory to such single-family dwelling.
- (3) An owner(s) of a single-family dwelling in an R, R-1, R-2, B, M, M-P or R-M District or their authorized agent may request Site Plan Review by the Planning Board to enable the use of a portion of a single-family dwelling as an Attached ADU or to construct or use a portion of an existing separate accessory structure as a Detached ADU.
- (4) Standard of Review. The Planning Board shall approve a Site Plan for an Attached or Detached ADU, subject to reasonable conditions the Board deems appropriate, as described in G.L. c. 40A, § 3, provided that the ADU complies with the Site Plan Review criteria of § 185-36 and meets all the standards outlined in Subsection C below. The application for an Attached or Detached ADU shall comply with and shall be reviewed pursuant to the Planning Board's Rules and Regulations.

C. Additional Standards for ADUs.

- (1) Maximum floor area. All ADUs approved under this section shall be accessory to the principal residence; the floor area shall not exceed 50% of the floor area of the principal residence, exclusive of any garage, unfinished attic, basement or shed attached to said principal residence, or 900 square feet, whichever is less.
- (2) Board of Health review. For any renovations or new construction related to an ADU, the applicant shall obtain all required approvals from the Board of Health.
- (3) Driveway. Attached and detached ADUs shall use the same driveway opening and curb cut as the principal residence.
- (4) Parking. Adequate provision shall be made for off-street parking of motor vehicles associated with the ADU, as limited by c. 40A §. 3.
- (5) Limit of One ADU per lot. The Board may grant a Special Permit to permit more than one ADU on the same lot or otherwise associated with a single-family dwelling.
- (6) Short-Term rental prohibited. An ADU shall not be used as a Short-Term Rental as defined in Section 185-5 of this Zoning Bylaw.