

Developing an Accessory Dwelling Unit (ADU) in Westfield

Please be advised that is intended as general guidance only; readers should consult the [Zoning Ordinance](#), which shall prevail, as it applies to their specific situation.

<p><i>Note: ADUs cannot exceed the smaller of 900 square feet or ½ the size of the main dwelling (including their basements, but excluding garage areas), and they must have a separate entrance.</i></p>	Identify your Zoning District below by reviewing the Zoning Map			
	<p>Rural Residential & Residence A (single-family zoning)</p>	<p>Residence B (single & two-family zoning)</p>	<p>Residence C & C-1, Commercial A & Business A (single, two & multi-family zoning)</p>	<p>Broad St. Mixed, Court St. Mixed & CORE (two & multi-family zoning)</p>
<p>Can I add an ADU to my property (either detached from, attached to or within my main dwelling)? ...or can I convert an outbuilding to an ADU?</p>	<p>Yes, one ADU per lot is allowed by-right. However, a detached (freestanding) ADU building not developed at the same time as the main dwelling requires a Site Plan Approval from the Board of Appeals.</p>	<p>Yes, one ADU per lot is allowed by-right. An additional ADU may be allowed with a Special Permit from the Board of Appeals.</p>	<p>Yes, one ADU per lot is allowed by-right.</p>	<p>While detached ADUs are not permitted in these districts, other ADUs require a Special Permit in Broad & Court districts, and one ADU per dwelling structure is allowed by-right in CORE.</p>
			<p><i>These districts already allow multi-family units by-right (an ADU designation only relaxes density and parking requirements).</i></p>	
<p>What are the ADU requirements for lot size and building coverage? How far must it be from my front lot line? How tall can it be?</p>	<p>The same requirements that apply to the main dwelling and to the lot generally, and no additional lot area is needed.</p>	<p>The same requirements that apply to the main dwelling and to the lot generally, and no additional lot area is needed.</p>	<p>The same requirements that apply to the main dwelling and to the lot generally, and no additional lot area is needed.</p>	<p>The same requirements that apply to the main dwelling and to the lot generally, and no additional lot area is needed.</p>
<p>How close can the ADU be to my neighbor's property (my rear and side lot lines)?</p>	<p>15 feet rear & 10 feet sides (in most cases)</p>	<p>15 feet rear & 10 feet sides (in most cases)</p>	<p>15 feet rear & 10 feet sides (in most cases)</p>	<p>15 feet rear & 10 feet sides for Broad & Court districts (in most cases); 0 feet in CORE district</p>
	<p><i>These minimum distances could differ depending on ADU size or height relative to the main dwelling.</i></p>			
<p>How are parking & driveways regulated for ADUs?</p>	<p>1 off-street space per ADU is required, and a Special Permit is required for more than one driveway accessing the lot.</p>	<p>1 off-street space per ADU is required.</p>	<p>1 off-street space per ADU is required.</p>	<p>Generally, no ADU parking will be required in these districts due to bus transit access.</p>
	<p><i>No parking is required if close to bus transit (or if a parking waiver is issued).</i></p>			
	<p><i>Total driveway/parking areas within the front yard cannot exceed 25% of the required front yard area for a lot exclusively in residential use.</i></p>			
<p>But my existing dwelling already violates the above requirements or is located in a different zone!</p>	<p>Many older properties have legal non-conforming lot areas, setbacks, or other conditions. An ADU will still be allowed by-right as long as it doesn't create any new violation or significantly intensify an existing violation. However, a Special Permit from the Board of Appeals may be needed for an ADU in the Business B or Industrial A district since it will alter and expand the already non-conforming residential use.</p>			
<p>What is my first permitting step?</p>	<p>Before starting work or seeking a Building Permit, file a Zoning Determination Form with the Building Department (required).</p>			
<p>How are utilities handled?</p>	<p>While the City does not require separate utility connections to ADUs, the requirements of any individual utility company (such as G&E) will need to be met. Health Department regulations will apply to on-site septic systems.</p>			
<p>Who can live in my ADU?</p>	<p>Anyone! There are no ADU-specific occupancy regulations, except that detached ADUs cannot be used for short term rentals.</p>			