

8.1.2 Limitations on Use. One Accessory Dwelling Unit (ADU) shall be allowed as-of-

8.1.2 Limitations on Use. One Accessory Dwelling Unit (ADU) shall be allowed as-of-right in all zoning districts in which single-family homes are allowed as-of-right, subject to the following restrictions: A. The ADU 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; B. The Lot contains a minimum of 5,000 square feet of area; C. The ADU is not larger in gross floor area than one half (1/2) the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; D. The ADU is subject to the same dimensional setbacks as the primary residence, as provided in Section 4.0 of this Zoning By-Law; E. No ADU shall be constructed without issuance of a building permit by the Building Commissioner; and F. No use of an accessory dwelling unit shall be permitted prior to issuance of a certificate of occupancy by the Building Commissioner. A certificate of occupancy shall be issued after the Building Commissioner determines that the accessory dwelling unit as constructed is in conformity with the approved plans and with the provisions of this by-law.

Independent reference excerpt. Consult the official town PDF for authoritative formatting and subsequent amendments.

Source: <https://town.canton.ma.us/DocumentCenter/View/13229/Town-of-Canton-Zoning-Bylaws-2026#page=112>