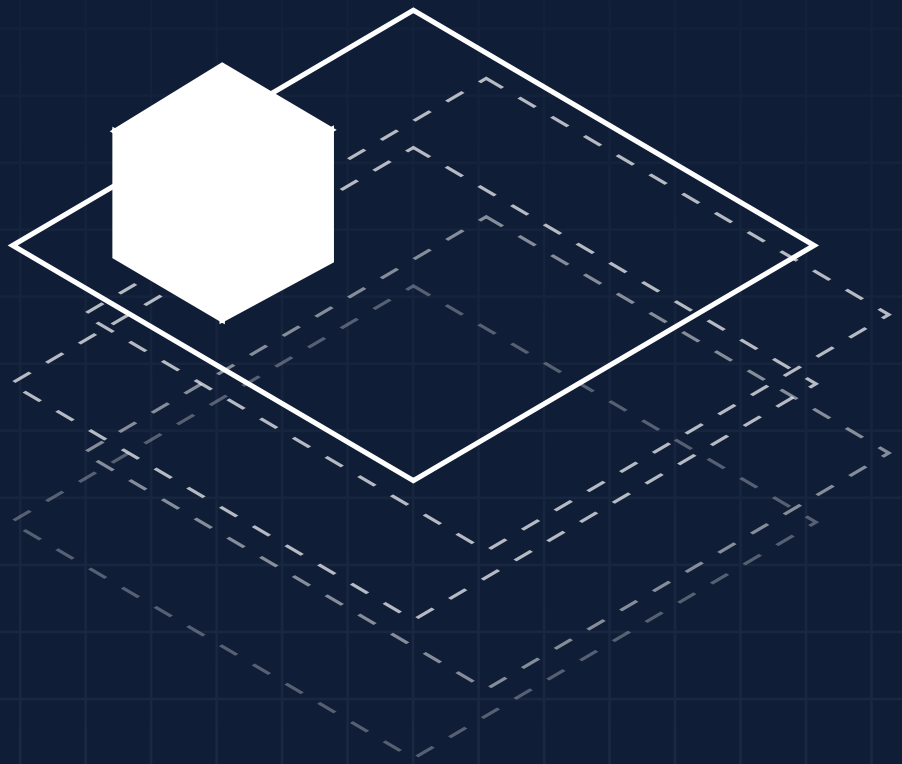
YANKEEADUs

Pre-Feasibility Report

Backyard Cottage
(Detached ADU)

Salisbury, MA, 01952



Yankee ADUs

1 Gove Drive, Newburyport, MA, USA

+1 (978) 518-1481 john@yankeeadus.com https://www.yankeeadus.com

Information based on publicly available data, third-party sources, and our AI-assisted analysis. FutureLot (TheBuilder AI Inc.) can make mistakes. Check important info and conduct your own due diligence with the help of professionals. Some numbers have been rounded.

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Pre-Feasibility Report for Detached ADU

[redacted], Salisbury, MA, 01952

Owner	[redacted]
Zoning Jurisdiction	SALISBURY
Parcel ID	[redacted]
Property Type	SINGLE FAMILY RESIDENCE
Zone	R1
Year Built	1998
Lot Size	87,677 sq ft
Gross Building Area	1,286 sq ft
Gross Floor Area	2,223 sq ft
Living Area	2,223 sq ft
Basement Area	988 sq ft



Summary

We estimate this property meets the requirements for a Detached ADU of up to **900 sq ft (By Right)**. You may be able to build more by Special Permit. Below are the criteria we evaluated and further details.

I. Is it generally allowed here?

Property Type: **SINGLE FAMILY RESIDENCE** p.36, 41, 43

ADUs are allowed for all Residential properties in Massachusetts.

Zone: **R1** p.1, 5

Detached ADUs are permitted By Right in zone R1 of Salisbury. Massachusetts allows ADUs in all zoning districts that permit single-family dwellings.

II. Special Considerations

FEMA Flood Zones

Not Detected

We did not detect FEMA Special Flood Hazard Area hazard areas on this parcel. FEMA designates this areas as Zone X

Source: fema.gov

Historical Preservation

Not Detected

We did not detect historical restrictions impacting this property.

Source: mass.gov

Wetlands

Not Detected

We did not detect wetlands impacting this property.

Source: mass.gov fws.gov

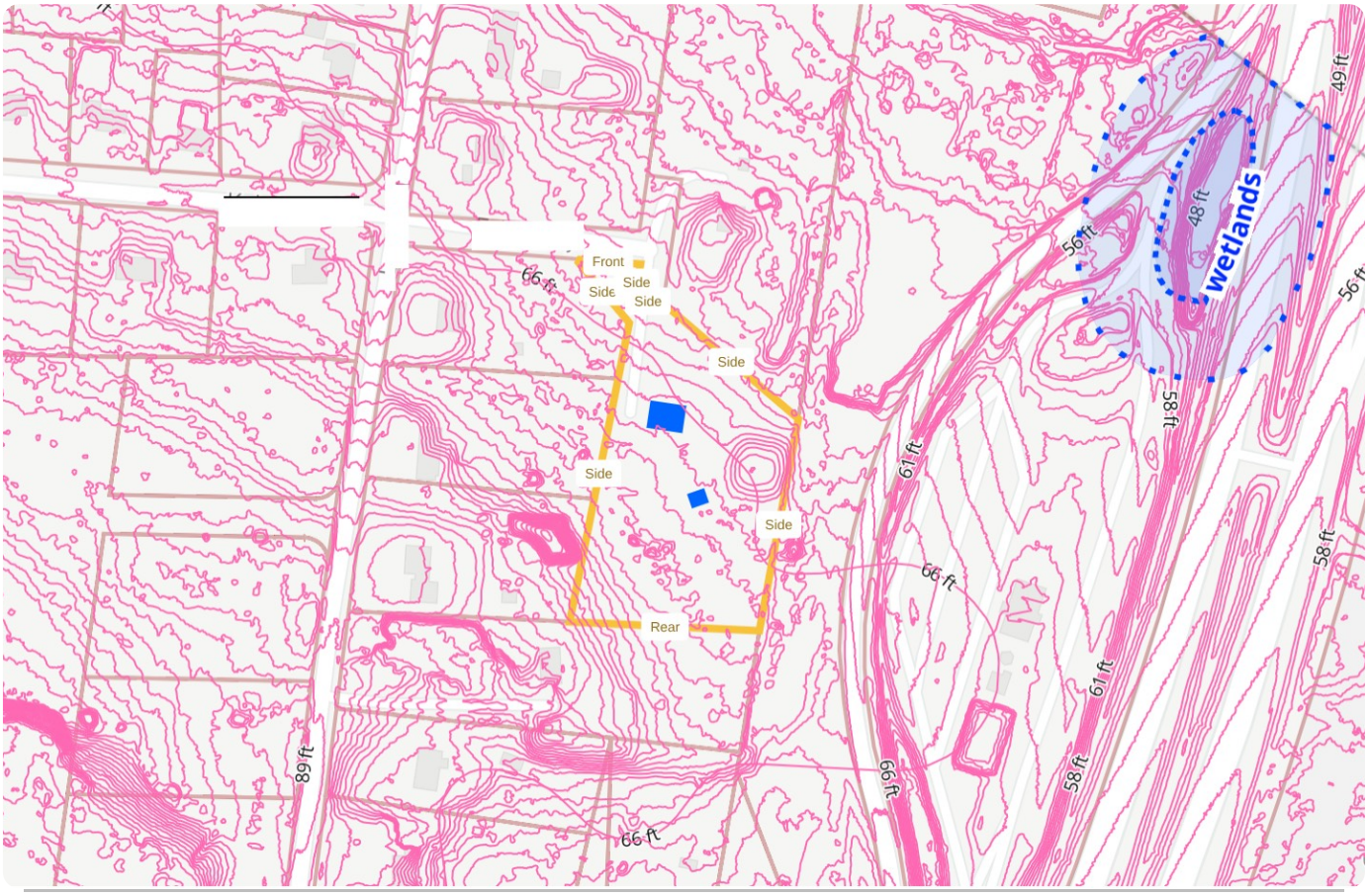
Water Supply Protection (Zone A)

Not Detected

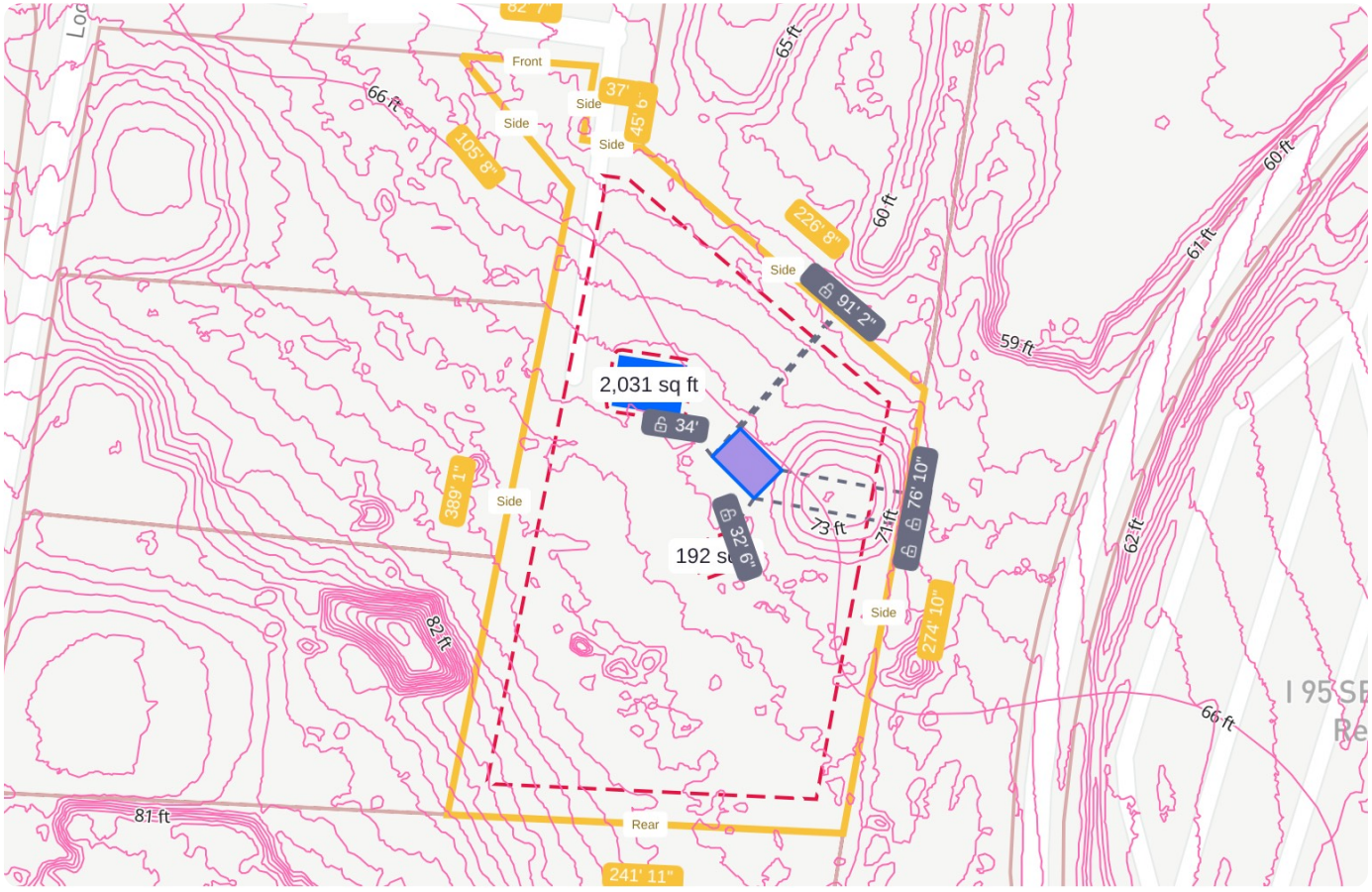
This property is not within a protected drinking water supply area (Zone A). Standard building and site development rules apply.

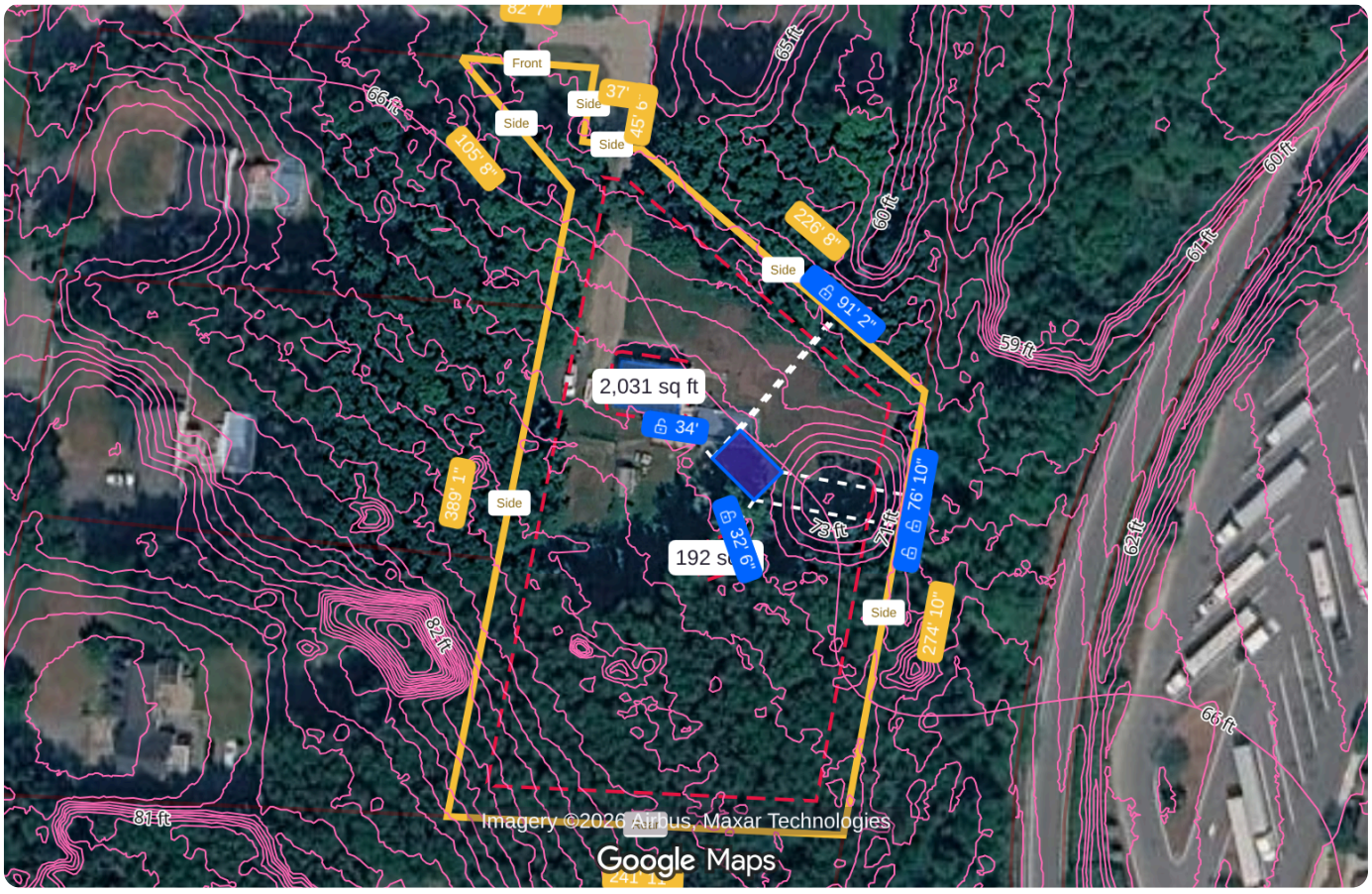
Source: mass.gov

Map Overview



Site Plan


Front
Side
Side
Side
Side
Side
Side
Rear
Side
Side
Side
37' 6"
45' 9"
105' 8"
226' 8"
91' 2"
274' 10"
76' 10"
32' 6"
34'
399' 1"
241' 11"
2,031 sq ft
192 sq ft
73 ft
71 ft
65 ft
66 ft
60 ft
61 ft
59 ft
62 ft
82 ft
81 ft
66 ft


Front
Side
Side
Side
Side
Side
Side
Rear
Side
Side
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Imagery ©2026 Airbus, Maxar Technologies
Google Maps

III. Size Limitations

There are multiple factors that control the size of ADU you are allowed to build. We've highlighted which zoning limits apply to your lot and how they constrain the maximum allowable size.

ADU Size **150 - 900 sq ft**

This estimate reflects the maximum size of a Detached ADU at allowed By Right under Salisbury bylaws or state law minimums, whichever is greater.

By Right

Minimum Viable Size Rule applied	150 sq ft
ADU Max size of 900 sq ft Rule applied	900 sq ft

Other rules considered (4)

State of Massachusetts does not allow municipal FAR limits on ADUs Not used • A more restrictive limit applies	∞ sq ft
Maximum size of 50% of the Gross Floor Area Not used • A more restrictive limit applies	1,112 sq ft
Maximum floor area of an internal accessory apartment is 900 sq ft Ignored • State law is more permissive	900 sq ft
Maximum additional enclosed space allowed by 25% of lot area cap (applies to all buildings on the lot) Ignored • State law is more permissive	21,919 sq ft

Footprint Capacity

150 - 16,250 sq ft

This is an estimate of the maximum amount you can increase your ground floor area (the area of the ground covered by a structure) for an ADU on your lot. You may be able to add a second floor for additional size in the same footprint. Of course, if you demolish or reuse existing space, that frees up more capacity, or you can apply for a Special Permit. These are the criteria that set your maximum Ground Floor Area:

By Right

Minimum Viable Footprint Rule applied	150 sq ft
20% maximum building lot coverage for R1 in Salisbury, MA Rule applied	16,250 sq ft

How did we calculate Lot Coverage?

Max Coverage Allowed		20 %	Max Allowed
Lot Size	x	87,678 sq ft	
Max Lot Coverage		17,536 sq ft	Max Allowed
Current Coverage	-	1,286 sq ft	Estimated
Remaining capacity		16,250 sq ft	

IV. Placement

p.1-2

Required Setbacks

Area within setbacks **59,924 sq ft**

Based on your R1 zone, if you expand the building footprint, the ADU must comply with these setbacks.

↑ **Front Setback:** 40 feet (most permissive setback by state law)	40 ft
→ **Side Setback:** 20 feet (most permissive setback by state law)	20 ft
↓ **Rear Setback:** 20 feet (most permissive setback by state law)	20 ft
From Structures: Minimum 10 ft separation between a detached accessory building (including an ADU) and the principal building in R1. (most permissive setback by state law)	5 ft

Other Things to Know

- Click here to read the the full regulations in the SALISBURY zoning by-law from 20 of May, 2024, which we used for our analysis.

Municipal Guidance: SALISBURY

- **Height:**
  - Municipality: Detached: 20 ft; Internal: 35 ft
- **Max Units:**
  - Municipality: 1 ADU per lot for single-family detached principal dwellings (must be part of the principal structure); Village Overlay and Outer Village Overlay districts also permit 1 accessory apartment per lot in a one-family detached dwelling.
- **Owner Occupancy:**
  - State of MA: Municipalities are not allowed to impose owner-occupancy requirements for ADUs.
- **Rental Restrictions:**
  - State of MA: Municipalities cannot restrict long-term rentals (over 30 days) in ADUs.
- **Parking:**
  - State of MA: Municipalities may require at most 1 space for an ADU, but no space can be required if the property is within ½ mile of public transit.

State Summary: MA

- ADUs allowed by right: ADUs are permitted by right in all single-family zones across Massachusetts, except Boston, starting on February 2, 2025.
- Applies to any residential dwelling in any zoning district that allows single-family homes, whether by-right or by special permit.
- Municipalities may be more permissive than the state law, but cannot impose stricter requirements than those set by the state.
- ADU size allowance: Municipalities must allow an ADU to be at least the lesser of 900 sq ft or 50% of the Gross Floor Area of the primary dwelling.

- Municipalities can regulate the design, dimensional standards, and safety of ADUs but cannot apply stricter rules than for the principal dwelling. (But may be stricter in historic districts).
- No minimum lot size: Municipalities cannot require a minimum lot size for the development of an ADU.
- In a formal review, the Massachusetts Attorney General ruled that towns cannot use Floor Area Ratio (FAR) limits to restrict ADUs. Because FAR is based on lot size, and the law prohibits using lot size to limit ADUs, these local rules cannot override the state's size allowances. If the ADU meets state guidelines, it must be permitted, even if it exceeds local FAR thresholds.
- The MA Attorney General has also disapproved of maximum footprint limits, since they conflict with the state's as-of-right allowance for ADUs up to 900 sq ft or half the main home's gross floor area.
- Owner-occupancy is not required: Municipalities cannot require the property owner to live on the lot.
- No family relationship requirement: Municipalities cannot require a family relationship between the occupants of the ADU and the primary home.
- Short-term rental restrictions: Municipalities may regulate short-term rentals (e.g., Airbnb), but cannot restrict long-term rentals of ADUs (i.e. greater than 30 days).
- Nonconforming lots or structures: Municipalities cannot prohibit the construction of an ADU just because the property is nonconforming (e.g., existing nonconforming setbacks, lot size).
- Parking requirements
  - Towns may only require one additional parking space for the ADU.
  - No parking requirements if the property is located within ½ mile of public transit (bus, train, subway, or ferry).