



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

August 18, 2026

Town of West Tisbury
Attn: Planning Board
1059 State Rd.
West Tisbury, MA 02575



Re: ADU Law- Floor Area Definition

Dear Planning Board Members,

See my comments regarding the ADU Law- floor area definition

From 760 CMR 71

Gross Floor Area (GFA) . The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

Comments:

Excluding garage parking areas- previous bylaw 4.4-3A(6) indicates the accessory apartment shall not access the non-habitable portion of the structure from interior of the apartment.

My interpretation- you can now access garage parking areas from inside the ADU.

Enclosed porches- Bylaw Section 4.4-1B indicates screened porch can be 15% or less of floor area of the guest house shall not be counted toward 1000sqft maximum.

Recently received an application for a 900sqft ADU with a proposed 224sqft screen porch. If this was a guest house, the screen porch would be limited to 135sqft.

My interpretation- there is currently no limit on size of screened porch on an ADU.

Contact me if you have any questions.


Joseph K Tierney Jr
Zoning Inspector