

**Article XX:** To see if the Town will vote to amend the Town’s Protective Zoning Bylaws, specifically Section 4 – Accessory Dwelling Units and Section 9 – Definitions, with revised text indicated in **bold underline** and deleted text indicated in ~~strike through~~, said amendments intended to bring the Zoning Bylaw into compliance with recent amendments to the Massachusetts Zoning Act under the Affordable Homes Act, including changes to Massachusetts General Laws Chapter 40A, Section 1A; or take any other action relative thereto.

4.2 Use Regulations Schedule

<del>Accessory apartment attached, no more than 800 square feet of living area and to be occupied by no more than two people</del>	Y	N	Y	Y
<b><u>Accessory Apartment detached Dwelling Unit</u></b> <del>detached apartment, no more than 800 square feet of living area and to be occupied by no more than two people</del>	SPY	<u>N</u>	SPY	SPY

4.7 Standards for Multi-Family Dwellings and Accessory Use Apartments. **Accessory Dwelling Units (ADU)**

**4.7.1 E Section 8 of the Affordable Homes Act amends the Zoning Act (M.G.L. c. 40) Under the updated state law (M.G.L. c. 40A, §1A), an ADU is:**

- A self-contained housing unit**
- Located on the same lot as a principal dwelling**
- No larger than 900 square feet or ½ the size of the principal dwelling (whichever is smaller)**
- Equipped with sleeping, cooking, and sanitary facilities**
- With its own separate entrance**
- ADUs may be attached (within or attached to a home) or detached (in a separate structure).**

**4.7.2 Local Accessory Dwelling units are not permitted.**

**Section 9 -Definitions**

**Accessory Dwelling Unit, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) 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; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental. (per M.G.L. c.40A 1A)**

**Submitted by the Planning Board**  
*Recommended by the Select Board*  
*Not within the purview of the Finance Committee*