

AMENDMENTS TO ZONING BYLAW

1. Add the following to Section 2 **DEFINITIONS**:

ACCESSORY DWELLING UNIT: A dwelling unit, on the same lot as a principal permitted structure, that (a) contains at least one bathroom and facilities for cooking and sleeping, (b) is in the same ownership as the lot on which it is located and (c) is not a mobile home, camper, trailer, recreational vehicle or other wheeled structure. An Accessory Dwelling Unit may be part of a structure.

2. To the definition of **ACCESSORY USE OR STRUCTURE**, add the language in bold below so that the entire definition reads as follows:

ACCESSORY USE OR STRUCTURE: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, but not including an Accessory Dwelling Unit.

3. Add the following paragraph h to Section 4.1.1.2 Uses and Structures Permitted in the **General District by Right**:

h. Accessory Dwelling Unit not exceeding a size of 800 square feet.

4. Add the following paragraph d to Section 4.1.1.3 Uses and **Structures Permitted in the General District by Special Permit**:

d. Accessory Dwelling Unit exceeding a size of 800 square feet but not exceeding a size of 1200 square feet, or with side and rear setbacks of at least 25 feet but less than 50 feet, authorized by the Planning Board by special permit in accordance with the provisions of Section 6.2 of this Bylaw.

5. In order to apply the same intensity regulations that are applicable to one family dwellings to Accessory Dwelling Units in existing structures, and to apply larger setback regulations to Accessory Dwelling Units in newly built structures, add the following lines as the third and fourth lines in the table in Section 4.1.2.1 **Table of Intensity Regulation**:

Accessory Dwelling Unit in Existing Structure	1 Acre	150	40	25	25	35
Accessory Dwelling Unit in Structure Built after 5/5/20	1 acre	150	40	50	50	35

6. To paragraph a of Section 4.1.2.2. General **Intensity Regulations for the General District**, add the language in bold below so that the entire paragraph reads as follows:

a. No more than one (1) dwelling or principal building shall be located on a lot, except **for one (1) Accessory Dwelling Unit.**