

Proposed Definitional Amendments to the Ayer Zoning Bylaw

Planning Board public hearing on March 8, 2022

Annual Town Meeting April 25, 2022

- 1. Put all definitions in proper alphabetic order. Indent sub-definitions under 'Adult Use'.**
- 2. Housing related under 'Dwelling':**

DWELLING UNIT: ~~A building designed and occupied as the living quarters of one (1) or more families. that contains one or more dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.~~

DWELLING UNIT: a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

~~ACCESSORY APARTMENT: a dwelling unit subordinate in size and accessory to a detached single-family dwelling, which may be located within an owner-occupied single-family dwelling or in a structure accessory thereto, such as in an attached or detached garage or barn, upon the issuance of a Special Permit from the Zoning Board of Appeals (ZBA). (already defined.)~~

DETACHED SINGLE-FAMILY DWELLING: A detached residential dwelling unit designed or intended or used exclusively as a single housekeeping unit for one family, with common cooking and living facilities. As used in this Bylaw, single-family dwelling shall not include a mobile home or trailer.

TWO-FAMILY DWELLING: A detached residential building **with two dwelling units**, designed or intended or used exclusively as the home or residence of two families, **with two separate entrances and egresses.**

MULTI-FAMILY DWELLING: A building designed or intended or used as the home or residence of three (3) or more families, each occupying a separate dwelling unit, living independently of each other and which may have a common right in halls and stairways; with the number of families in residence not exceeding the number of dwelling units provided.

TOWNHOUSE: A dwelling unit in a multi-unit building with units separated by party walls, with each unit not more than three rooms deep front to back and with separate entrances and stairways serving each unit exclusively.