

Changes to the Proposed Ayer Zoning Bylaw from September 5, 2017 to February 15, 2018 for the

**February 15, 2018 Planning Board Public Hearing**

Compiled by Mark Archambault, Ayer Town Planner

February 15, 2018

SECTION #	PAGE(S)	CHANGE
<b>2.0 Definitions</b>	3 - 18	<b>Add the following Definitions to Section 2.0 Definitions</b>
		Abandonment, Accessory Use, Bedroom, Buffer, Common Driveway, Contiguous,
		Driveway, Exterior Storage, Floor Area – habitable, Manufacturing, Museum, Open Space,
		Rated Nameplate Capacity, Seasonal Residence, Self-Storage Facility, Special Permit Granting Authority
<b>2.0 Definitions</b>	3 - 18	<b>Amend the following already existing definitions as indicated below:</b>
		For 'Affordable Housing' add the term ' <b>inclusion on</b> ' in relation to the Chapter 40B inventory
		For 'Auto Repair Shop' delete 'made to automobiles' at the end of the definition and replace with ' <b>made to any motor vehicles</b> '.
		For "Childcare or Daycare Center" remove the reference to 'Mass. Office for Children' and replace with ' <b>Dept. of Early Education and Care (EEC) or successive agency</b> '
		For 'Temporary Sign' change to read to ' <b>for a period of time not to exceed thirty (30) days</b> '
		For 'Structure' add the phrase ' <b>solar panel arrays and their supports</b> '
		At the end of 'Yard, Front' add ' <b>No structures as defined herein shall be placed within front yard setbacks</b> '
		<b>For 'Substantial Reconstruction'</b> , change 75% to 25% of the assessed value of the existing buildings.
		Move ' <b>Take-Out Food Service</b> ' into its proper alphabetical order in relation to other definitions from its present location after 'Substantial Reconstruction'.
		Remove definition for ' <b>Accessory Apartment</b> ' due to its being tabled until Oct. 2018 STM
<b>3.0 Administration and Enforcement</b>	19	Section 3.1 D. Add the term " <b>or Compliance</b> " after the word 'Occupancy' to indicate that the Building Inspector also issues certificates of compliance in some cases.
	20	Section 3.1 H. Replace the word 'exists' with the word 'continues' in reference to violations of the Bylaw.
	21	Section 3.3 B. Add a new item <b>3. To review and decide applications for subdivision approval</b> in reference to the powers of the Planning Board.
	23	Section 3.5 1.A Add a new item <b>5. All new commercial or industrial construction</b> in reference to projects requiring Site Plan Review.
	25	Section 3.5.4 B Add " <b>as established under Section 3.5.5 below</b> " after the term 'performance guarantee'.
<b>4.0 Zoning Districts</b>	27	Section 4.2 Overlay Districts add a new <b>E. Solar Energy Systems</b> to refer to that section of the Bylaw being proposed at the March 19, 2018 Special Town Meeting and renumber subsequent sections accordingly.

<b>5.0 Use Regulations</b>	30	Section 5.3.2 Residential Accessory Uses, add the word “ <b>gazebos</b> ” before the words “tennis courts” in that section.
	32	Section 5.3.3.D Non-Residential Accessory Uses, add ‘ <b>and sidewalks</b> ’ after the words ‘drive aisles’
	30	Remove Section 5.3.2 C. <b>Accessory Apartments</b> , pending further research and review for the October 2018 Special Town Meeting (STM).
<b>SECTION #</b>	<b>PAGE(S)</b>	<b>CHANGE</b>
	36	Sec. 7.2 A 1.a. Attach the phrase ‘ <b>including the foundation</b> ’ after ‘existing dwelling’.
	36	Sec. 7.2 A. 1b ii. Add ‘ <b>Attached decks and in-ground</b> ’ before ‘swimming pools in regards to meeting setback requirements.
<b>8.0 Overlay Districts</b>	57	Add a new section <b>8.5 Solar Energy Systems</b> and renumber subsequent pages accordingly
<b>9.0 General Regulations</b>	58	9.1.2 Off-Street Parking Requirements: A. Residential Uses, 2. Add “ <b>or a minimum of one space</b> ” at the end of that sentence / 3. Add “ <b>rounded up to the nearest whole number of spaces</b> ” at the end that sentence.
	60	9.1.2. 4. C Industrial Uses: Add “ <b>associated with the industrial activities on site</b> ” after the word ‘Storage’
	62	9.1.5 Off-Street Parking Design Standards; B.4: Add the sentence “ <b>Shared driveways serving residential lots are allowed and encouraged to reduce pavement and impervious surfaces.</b> ” at the end of that section.
	63	9.1.5 Off-Street Parking Standards; C.2 Add the words “ <b>or ten feet of a lot line</b> ” after the words ‘building wall’ in the first sentence of that section.
	63	9.1.5. D. Shared Parking, 2: <b>Change 500 feet to 1,000 feet</b> and add the phrase “ <b>unless approved by the Planning Board</b> ” at the end of that section.
	75	9.5.2 Basic Requirements (Signs): B. insert the phrase “ <b>except for businesses open during those hours</b> ” after 6:00 am
	75	9.5.3 B. Insert the word ‘ <b>scrolling</b> ’ after the word ‘moving’
	76	9.5.3 Prohibited Signs: C. Insert the words “ <b>Colored (not white or clear)</b> ” before string lights
	76	9.5.3 D. 4 add the phrase “ <b>all projecting and hanging signs must be installed at a minimum height of 6 feet 6 inches from the ground or sidewalk level</b> ” at the end of that section
<b>10.0 Special Regulations</b>	91	10.2 Multi-family Development Standards: D. Open Space and Buffer Requirements – change the word ‘ <b>reserved</b> ’ to ‘ <b>preserved</b> ’ throughout that section.
<b>Table of Use Regulations</b>	Appendix A	New Use Listing for ‘ <b>Self-Storage Units</b> ’ which prohibits them in all the Residential districts, allows them by SPB in the MUT district, prohibits them in the GB district, allows them by SPB in the LI district and prohibits them from the I and HCS districts.
	Appendix A	Under ‘Commercial Uses’, changed ‘ <b>Kennel</b> ’ in the A2 Residential District from SPB to ‘N’ ( <i>prohibited</i> ) to be in keeping with how they are handled in the other Residential Districts.
	Appendix A	Under ‘Residential Uses’, remove ‘ <b>Accessory Apartments</b> ’ pending further research and review, for reconsideration at the October 2018 Special Town Meeting (STM).
	Appendix A	For “ <b>Rooming House</b> ”, change the ‘P’ (permitted by right) for the A1 and A2 residential districts to ‘N’ (prohibited), for the GR, DB, MUT and GB districts change it from ‘P’ to ‘SPZ’ (Special Permit Zoning Board) while leaving it ‘N’ in the LI, I and HCS districts.