



Annual Town Meeting
April 28, 2025

**ARTICLE 30: ZONING BYLAW AMENDMENT - UPDATE TABLE OF USE
REGULATIONS FOR ACCESSORY DWELLING UNITS**

To see if the Town will vote to amend the Zoning Bylaw Amendment Table of Use
Regulations for Accessory Dwelling Units by inserting the **underlined bold text** as follows:

CLASS OF USE	A1	A2	GR	DAPSFBC	WAVFBC	MUT	GB	LI	I	HCS
1.8 Bed and breakfast	SPZ	SPZ	P	SPZ	P	P	P	N	N	N
1.9 Rooming house	N	N	SPZ	SPZ	SPB	SPZ	SPZ	N	N	N
1.10 Home occupation	SPZ	SPZ	SPZ	SPZ	SPB	P	SPZ	SPZ	SPZ	N
1.11 Family day care home	SPZ	SPZ	SPZ	N	SPB	N	SPZ	N	N	N
1.12 Other accessory uses, if accessory to a permitted use	P	P	P	P	P	P	P	N	N	N
1.13 Other accessory uses, if accessory to a special permitted use	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N
<u>1.14 Accessory Dwelling Unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	N	N	N
<u>1.15 Multiple ADUs on a Lot</u>	<u>SPB</u>	<u>SPB</u>	<u>SPB</u>	<u>SPB</u>	<u>SPB</u>	<u>SPB</u>	<u>SPB</u>	N	N	N
2.0 PUBLIC / INSTITUTIONAL USES										
2.1 Public/private non-profit educational use	P	P	P	P	P	P	P	P	P	N
2.2 Religious use	P	P	P	P	P	P	P	P	P	N
2.3 Municipal use	SPB	SPB	SPB	P	P	P	P	P	P	N
2.4 Public safety facility	P	P	P	P	P	P	P	P	P	N
2.5 Public utility, without service yards	SPZ	SPZ	SPZ	P	P	P1	P	P	P	N
2.6 Public utility buildings with service yards	N	N	N	N	N	P1	P	P	P	N
2.7 Cemetery	P	P	P	SPZ	SPZ	SPZ	SPZ	N	N	N

Or take any action thereon or in relation thereto.

Planning Board: To report at Town Meeting
Select Board:

Two-Thirds Majority Vote Required

Commented [A1]: See above comment.

Explanatory Note: This Article would amend the Zoning Bylaw, Section 5.2 Table of Use Regulations to provide for the uses for Accessory Dwelling Units (ADUs) as set forth in Article 29.

The Planning Board held a public hearing on March 11, 2025. Brief presentation to be made at Town Meeting.

Jannice Livingston: I move that the Town vote to amend the Ayer Zoning Bylaw, Table of Use Regulations for Accessory Dwelling Units as contained in Article 30 and printed in the Warrant. Seconded. Jonathan Kranz, Planning Board Chair, reported Planning Board voted in favor of this article. Brief presentation from Town Planner, Daniel Ruiz. No further discussion. Moderator declared article passed unanimously by 2/3 majority.

Susan E Copeland
Ayer Town Clerk
May 6, 2025