



ARTICLE 3: ZONING BYLAW AMENDMENT: SECTION 9.1.2.A.B (OFF-STREET PARKING REQUIREMENTS)

To see if the Town will vote to amend the Ayer Bylaws, Chapter 320, Zoning, Article 9, Section 9.1.2A.B., Off-Street Parking Requirements by deleting the strikethrough text and inserting the **underlined bold text** as follows:

A. Residential Uses

A. Single-family or two-family dwelling: minimum 2 spaces per dwelling unit.

B. Multi-family dwelling: minimum 1 space per studio unit; 1.5 spaces per one-bedroom unit; and 2 spaces per unit with two or more bedrooms; plus five (5) percent additional spaces for visitor parking, or a minimum of one space. In the ~~T6 Transect (Downtown Transit-Orientated Lifestyle District)~~ of the Downtown / Park Street Form-Based Code (DPSFBC) District, dwelling units must provide ~~1 (one)~~ **0.5** space per unit regardless of the number of bedrooms in the unit.

Or take any action thereon or in relation thereto.

Sponsor: Select Board

Planning Board: To report at Town Meeting Two-Thirds Majority Vote Required

Explanatory Note: This Article would amend the Zoning Bylaw by reducing the parking requirement from one (1) space to .5 space in the Downtown / Park Street Form-Based Code District. This is being done to promote development in the Downtown Park Street Form Based Code District. Many towns are eliminating minimum parking requirements and moving towards maximum spaces allowed, with said towns having seen no negative impact from these changes. The Planning Board held a Public Hearing on September 9, 2025. Brief presentation to be made at Town Meeting.

Shaun Copeland moved that the Town vote to amend the Ayer Bylaws, Chapter 320, Zoning, Article 9, Section 9.1.2A.B., Off-Street Parking Requirements by deleting the strikethrough text and inserting the underlined bold text as contained in Article 3 as printed in the Warrant. Seconded from the floor. Jonathan Kranz, Chair of Planning Board indicated Public Hearing was on September 9, 2025 and all members voted in favor for the article. Danny Ruiz, Town Planner, gave presentation. Brief Discussion. Moderator declared Article passed by 2/3 vote.


Susan E. Copeland
November 12, 2025