

FORM 2 – ARTICLE 37

May 20, 2026

ZONING BYLAW ARTICLE VIII SECTION 7.9 AMENDED

Zoning Bylaw Article VIII Section 7.9 “Accessory Dwelling Units” amended as follows – changed language underlined:

7.9 ACCESSORY DWELLING UNITS.

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7.9.2 Dimensional Regulations.

ADUS are permitted subject to the following dimensional and density regulations:

1. ADUs are permitted only on lots allowing a lawful principal dwelling unit.
Simultaneous construction of principal and accessory dwelling units shall be permitted.
2. One ADU is permitted per each lot with a principal dwelling unit or units.
3. ADUs are limited in gross floor area to 900 square feet or one-half the total gross floor area of the principal dwelling unit or units, whichever is smaller.
4. ADUs must comply with all dimensional requirements of the underlying zoning district, special districts, and/or cluster developments as set forth in Section 4 of this bylaw and/or cluster development permits, including but not limited to building setbacks and building height.

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7.9.5 Parking.

ADUs located more than 0.5 miles from a commuter rail station or bus station must provide one dedicated off-street additional parking space per ADU unless Site Plan Review determines sufficient parking exists at the time of Site Plan Review/a building permit is sought as determined by the Zoning Board of Appeals or their designee consistent with the parking requirements of Section 5 of this Bylaw.

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A true record
A T T E S T

Austin Simko
Town Clerk