

**TOWN OF NORTH READING
COMMONWEALTH OF MASSACHUSETTS
Code of North Reading Zoning By-Law Amendment**

**The following By-Law was adopted at the Adjourned Annual Town Meeting held
January 27, 2025 and is hereby published in accordance with the provisions
pursuant to G.L. c. 40, § 32 omitting language deleted by the Attorney General.**

Article 1 Amend Code – Zoning Bylaws – Accessory Dwelling Unit

To see if the Town will vote to amend the North Reading Zoning Bylaw, Section 200-4, Word Usage and Definitions, § 200-4, by inserting the following definition immediately following the definition for "Accessory Building":

ACCESSORY DWELLING UNIT

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress, and is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

and further, to see if the Town will vote to amend the North Reading Zoning Bylaw, Section 200-36, Accessory Uses, as follows:

Immediately following subsection B, add a new subsection C, as follows:

C. Accessory Dwelling Units.

Accessory dwelling units ("ADU"), as defined in Section 200-4 of the Zoning Bylaw, are allowed as of right in all zoning districts that allow one-family detached dwellings subject to the following provisions:

- a) ADU's are allowed only as accessory to a principal dwelling.
- b) ADU's are limited to one per principal dwelling.
- c) ADU's are prohibited from serving as short-term rental units.
- d) An ADU may not be placed in separate ownership from its principal dwelling.

- f) When the principal dwelling is nonconforming, the ADU shall in addition meet the requirements of Section 200-10, provided that when a finding is required that the contemplated reconstruction, alteration, increase, extension or change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure, that finding will be made by majority vote of the Zoning Board of Appeals and shall not be subject to special permit criteria.
- g) An ADU must have a foundation and be connected to external utilities. No trailers, or any other dwelling unit equipped with a permanent chassis with wheels may be used as an Accessory Dwelling Unit.

and further, to see if the Town will vote to amend the North Reading Zoning Bylaw, Section 200-63, Accessory Structures, to add the underlined language as follows:

In residential, industrial and business districts a detached accessory structure shall conform to the following provisions: it shall not occupy more than twenty-five (25) percent of the required rear yard; it shall not be less than twenty (20) feet from the front street line or less than ten (10) feet from any other lot line; and it shall not exceed twenty (20) feet in height, except that for Accessory Dwelling Units, the side, rear and front yard setbacks applicable in the district where the ADU is located shall apply.

Claims of invalidity by reason of any defect in the procedure of adoption or amendment may only be made within the second publication of said by-laws. Copies of the Zoning Bylaw may be examined and obtained in the Town Clerk's Office, Town Administration Building, 235 North St, North Reading, Mass. during normal business hours Monday through Thursday from 8:00 AM to 4:00PM and Friday from 8:00 AM to 1:00PM.

VOICE VOTE MOTION CARRIES/Passed

1/27/25 STM

A True Copy.

Attest: SUSAN J. DUPLIN / TOWN CLERK

Worcester, Mass. August 22, 2025

The foregoing amendment to the Town's Code of North Reading Zoning By-Laws adopted under Article 1 is hereby approved.

Attorney General Andrea Joy Campbell