

# TOWN OF LANCASTER

## OFFICE OF THE TOWN CLERK

Amanda J. Cannon  
Town Clerk



TO WHOM IT MAY CONCERN:

The following is a True Copy of the amended Zoning Bylaw, Section 220 – 9G Accessory Apartments and the Use Regulation Schedule of the Zoning Bylaw, 220 Attachment 1 Section 220-8.1 AB

### Section 220-9.G, Accessory Apartments

- (1) Either the primary single-family detached dwelling or the proposed accessory apartment must be and remain owner-occupied, except for temporary absences of no more than 12 consecutive months.
- (2) The habitable floor area of the accessory apartment, whether located in a detached accessory structure or in the principal single-family dwelling, shall not exceed 1,500 s.f. or 50% of the Gross Floor Area of the primary dwelling, whichever is less.
- (3) The accessory apartment shall have its own separate entrance from the outside.
- (4) The accessory apartment unit shall conform to the Massachusetts Department of Public Health Minimum Standards for Human Habitation and all other applicable state codes for such occupancy.
- (5) If the dwelling is not to be served by both Town water and Town sewerage, then the applicant must document that the Board of Health has determined that provisions for water and sewage disposal will upon occupancy be adequate for the anticipated number of inhabitants.
- (6) At least three parking spaces must be provided to service the primary dwelling and the accessory apartment.

2. Section 220-8.1. AB, Use Regulation Schedule, so that the line reads as follows:

ITEM	USE	R	NB	LI	LI2	GI	EZ	NOTES
AB.	Accessory apartment in a single-family dwelling with no change in the principal use of the premises	P	P	P	P	P	P	

Town Clerk  
A true Copy Attest