

**5.3.1 Table of Uses for Business and Industrial Districts**

ACCESSORY USES	BUS A	BUS B	BUS C	IND	PUD-B Overlay	PUD-I Overlay
Attached Accessory Apartment Contained Within an Existing Single-Family Dwelling <u>– no addition to gross floor area</u>	Yes	Yes	No	No	No	No
Detached Accessory Apartment Associated with an Existing Single-Family Dwelling	<del>SPA</del> <del>SPP</del>	<del>SPA</del> <del>SPP</del>	No	No	No	No

**5.3.2 Table of Uses for Residence Districts**

ACCESSORY USES	RES S-15 S-20 S-40	RES A-40	RES A-80	PRD-G PRD-M	PUD-R
Attached Accessory Apartment Contained within an Existing Single Family Dwelling <u>– no addition to gross floor area</u>	Yes	No	No	No	No
Detached Accessory Apartment <u>(not in an existing Carriage House, Stable or Barn) Associated with New Construction of a</u>	<del>SPA</del> <del>SPP*</del>	No	No	No	No
Preservation of a Carriage House, Stable, or Barn for Use as a Detached Accessory Apartment	SPA	SPA	SPA	No	No
Attached Accessory Apartment Contained Within New Construction of <u>or Addition to a Single F-family Dwelling</u>	SPA	No	No	No	No

[\*SPP = Special Permit from the Community Planning & Development Commission]

**5.4.7 Accessory Apartments**

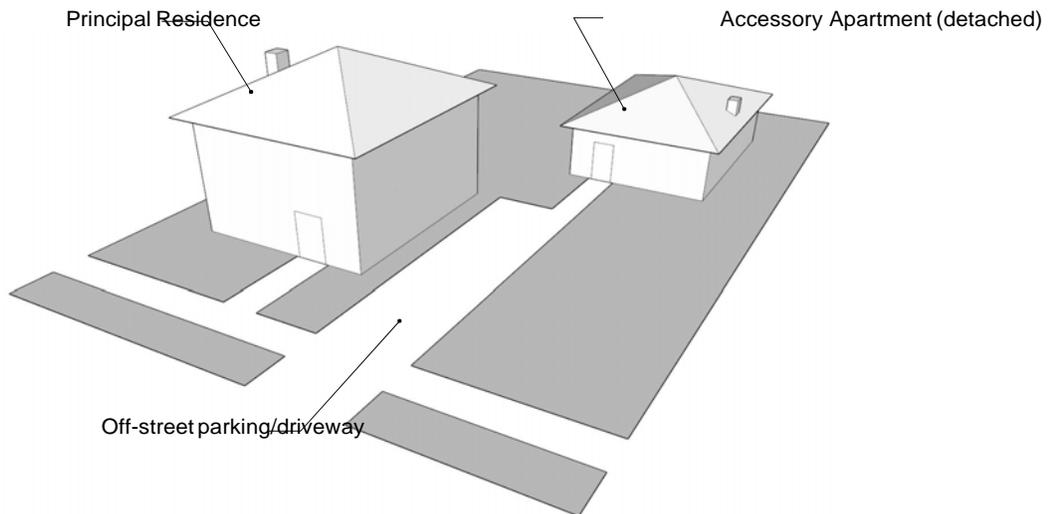
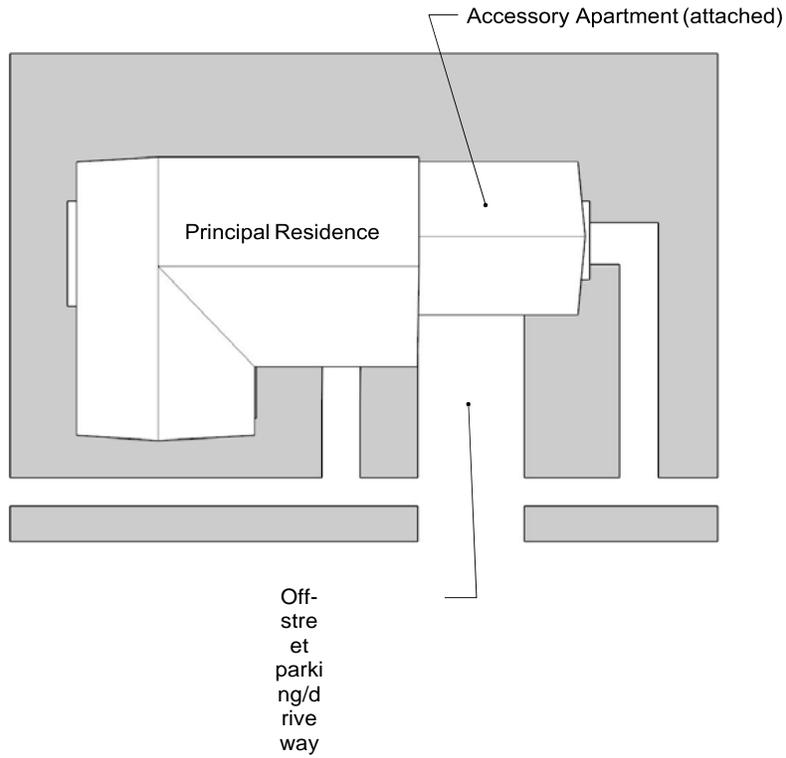
**5.4.7.1 Purpose**

Accessory Apartments, subject to the terms and limitations set forth herein, offer a means of increasing housing options without causing adverse effects on community character and municipal services. This section is intended to promote the purposes of the Zoning Bylaw, as set forth in Section 1.0, by providing for the establishment of Accessory Apartments in appropriate places and conditions.

**5.4.7.2 Restrictions**

Accessory Apartments may be allowed in the S-15, S-20 or S-40 Districts, or in a Single Family Dwelling in the Bus-A or Bus-B Zoning Districts as shown in the Tables set forth in Sections 5.4–3.1 and 5.3.2 and subject to the applicable performance standards set forth below.

<del>TYPE OF ACCESSORY APARTMENT</del>	<del>Requirement</del>
<del>Within Principal dwelling – No addition to gross floor area</del>	<del>By Right</del>
<del>Within Existing Accessory Building – No addition to gross floor area</del>	<del>Special Permit required</del>
<del>New structure or addition to gross floor area of existing structure</del>	<del>Special Permit required</del>



[Add image showing that they are not allowed between any exterior wall of a principal single family dwelling and any right-of-way]

#### 5.4.7.3 Performance Standards

The following performance standards shall apply to all Accessory Apartments. The SPGA may grant a waiver from the stated requirements set forth in sections a through j inclusive below where necessary to install features that facilitate access and mobility for disabled persons; however, in no case shall the SPGA waive or allow modifications to requirement k below.

- a Only one (1) Accessory Apartment per lot may be created. The Accessory Apartment shall be a complete, separate housekeeping unit containing both kitchen and bath. Prior to issuance of any special permit required for an Accessory Apartment, a plan must be submitted showing the proposed interior and exterior changes to the Principal Residence.
- b An Accessory Apartment shall have a gross floor area not to exceed the lesser of 1,000 square feet or one-third of the gross floor area of the Principal Single Family Dwelling on the lot, exclusive of any garage, unfinished basement, shed or other accessory structure thereon. [\[this language adopted at Nov 2016 STM\]](#)
- c At least one (1) of the owners of a lot containing both a Principal Single Family Dwelling and an Accessory Apartment shall reside in either the Accessory Apartment or the Principal Dwelling.
- d The Accessory Apartment and any modifications to the Principal Single Family Dwelling on the lot shall be designed so that the appearance of the Principal Dwelling remains that of a Single Family Dwelling. Any new entry to an Accessory Apartment shall be located on the side or in the rear of the Principal Dwelling.
- e All stairways to the primary entrance to an Accessory Apartment located on a second or third story of a Principal Single Family Dwelling shall be enclosed within the exterior walls of the Principal Dwelling, unless otherwise required by applicable provisions of the State Building Code.
- f Where two (2) or more entrances already exist on the front façade of a Principal Single Family Dwelling, modifications made to such entrances in order to accommodate an Accessory Apartment shall result in one (1) entrance appearing to be the principal entrance and other entrances appearing to be secondary.
- g All motor vehicles owned or maintained by occupants of an Accessory Apartment shall be parked off the street in a designated driveway area or garage. The location and appearance of such driveway area shall not adversely affect adjoining properties or the single-family character of the neighborhood in general. Only one access driveway shall be permitted on a lot containing an Accessory Apartment unless the Board of Selectmen has authorized an additional access driveway. Any additional approved driveway space may not result in cars parking in a front yard.

- h Both the Principal Single Family Dwelling and the Accessory Apartment shall be connected to the public water and sanitary sewer systems.
- i An Accessory Apartment may not be occupied by more than three (3) people nor have more than two bedrooms.
- j Any application for a Special Permit for an Accessory Apartment to be located in a carriage house-stable-barn or other detached structure built prior to 1910 or included in the Historical and Architectural Inventory of Reading, shall include a report from the Reading Historical Commission as to any exterior features of the structure that it recommends be preserved or restored and any proposed exterior alterations that it recommends be allowed. For structures built prior to 1910, the existing footprint may not increase more than ten percent (10%).

k A Detached Accessory Apartment may not be located between any exterior wall of the Principal Single Family Dwelling and any right-of-way, unless it is created through the conversion of an accessory structure located within said area that was constructed or permitted prior to 2017, or through the preservation of a carriage house, stable or barn that was constructed or permitted prior to 2017. Such conversion of an accessory structure or preservation of a carriage house, stable or barn for use as an Accessory Apartment within this area may not involve the addition of gross floor area to the structure.

Upon issuing a Special Permit, the SPGA must find that the exterior appearance of the Accessory Apartment, and any accessory structure, carriage house, stable or barn modified to accommodate a Detached Accessory Apartment, maintains the essential character of the neighborhood and is compatible with the Principal Single-Family Dwelling on the same lot and with other dwellings on adjoining lots.

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~~k The SPGA may grant a waiver from the stated requirements set forth in sections a through j inclusive above where necessary to install features that facilitate access and mobility for disabled persons.~~

#### 5.4.7.4 Process

Any Special Permit issued for an Accessory Apartment shall be limited to the original applicant but may be transferred with ownership upon a determination of the Building Inspector that all requirements of the Zoning Bylaw applicable to an Accessory Apartment are satisfied.

If the terms and/or conditions of any Special Permit for an Accessory Apartment are not satisfied within one (1) year of its issuance, the Special Permit shall be null and void.