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## Article 15. Residential Zoning Definitions (Planning Board)

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To amend Article 12, Definitions, of the Zoning Bylaw by deleting the ~~lined-out~~ language, adding the language in ***bold italics***, and re-enumerating sections, as follows:

~ SEE WARRANT~

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### Recommendation

The Planning Board voted unanimously, 8-0, to recommend that Town Meeting adopt Article 15, which amends existing definitions and adds new definitions associated with residential rental uses. Article 15 is needed to make Articles 12, 13 and 14 work properly.

### Background

Article 15 began as a series of definitions associated with Articles 12-14, but these included definitions which address broader issues. Some of those amendments are being added under each of the amendments for the use categories themselves. Others are in this article. To be effective, the amendments to residential rental uses proposed in Articles 12-14 need corresponding definitions for general terms associated with residential rental activity.

Amended or new language for the following definitions is being proposed:

*Dwelling unit*      A previously missing definition corresponding to the definition in the Massachusetts Building Code.

*Family*              Amendments to the existing “family” categories and a new section are being added to bring the current definitions up to date. The amendments would recognize civil unions, legal guardianship, and protected categories of group housing. [A definition of “functional family” is being postponed until spring 2013.]

*Owner Occupant* Adds a reference to the definition of Principal Residence to the existing definition of Owner Occupant.

*Principal Residence* A new definition establishing the criteria by which the principal residence of a property owner is determined.

*Resident Manager* A new definition describing in a general manner the duties of a live-in manager of rental properties.

Public Hearing

The Planning Board held a public hearing on Article 15 on October 17. After public comment, further discussion, and revisions, the Planning Board voted unanimously, 8-0, to recommend that Town Meeting adopt Article 15.