



TOWN OF MAYNARD
Maynard Planning Board
MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754

Maynard Planning Board Report to the Town Meeting of May 19, 2025
On Proposed Amendments to the Protective Zoning By-laws

The Planning Board submits the following report recommending approval of the following sponsored articles:

Article 29 would amend the Zoning By-laws to bring into compliance with the Commonwealth's 2024 legislation regulating local control over Accessory Dwelling Units (ADUs). These changes would include removing prohibited restrictions on bedroom number and maximum rent; removing the owner occupancy requirement; and increasing maximum ADU size to 900 square feet.

Article 30 would amend the Zoning By-laws to establish bicycle storage regulations in new residential and commercial projects. It would require new residential developments to provide one (1) covered and secured bicycle parking space per dwelling unit; and new commercial developments to provide one (1) covered and secured bicycle parking space for each ten (10) motor vehicle parking spaces provided.

Article 31 would amend the Zoning By-laws to establish a definition of "Construction Business Office" and include it as a principal business use in Table A—Use Regulations.

Article 32 would amend the Zoning By-laws to replace "Fitness Center" with "Health Club" to establish consistency of terms throughout the Zoning By-laws.

Article 33 would amend the Zoning By-laws to change how the requirements of affordable units are calculated to further incentivize the construction of affordable units between 30-60% Area Median Income (AMI). If passed, this article would cause a residential unit deemed "affordable" to households with income at 60% or below of the Area Median Income (AMI), to count as two (2) units' credit towards a developer's affordable housing obligation. (In no case shall the total number required be reduced to fewer than 10% of the project size.)

Article 34 would amend the Zoning By-laws to update the definition of "Mixed Use" to better reflect Downtown Overlay District intent, by changing the definition of "Mixed Use" to refer to parcels *zoned* as mixed use, rather than to individual mixed-use buildings.

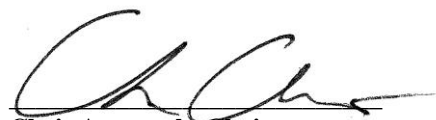
Article 35 would amend the Zoning By-laws to establish a definition of "Motor Vehicle Rental Company" and include it as a principal business use in Table A—Use Regulations.

Article 36 would amend the Zoning By-laws to clarify lot area minimums for single family vs. two-family/multi-family dwellings by fixing a typographical error in Table B. Dimensional Requirements.

Article 37 would amend the Zoning By-laws to standardize the terminology referencing Table A—Use Regulations.

Article 38 would amend the Zoning By-laws to help clarify Dimensional Requirements (which include setbacks) by providing an illustration and updating the definition of "Yard".

May 19, 2025



Chris Arsenault, Chair