

The following definitions from Section 22, *Maple Street Traditional Neighborhood Development Smart Growth Overlay District*, will move to Section 40, *Definitions*, of the Danvers Zoning Bylaw, to be inserted in appropriate alphabetical order:

1. ACCESSORY DWELLING UNIT (ADU): A separate dwelling unit located within a single-family detached dwelling or accessory building that is subordinate in size to and an accessory use to the single-family detached dwelling. The size of the Accessory Dwelling Unit shall not be less than 500 square feet plus 100 square feet for every bedroom over one (1) but not more than 30% of the normally habitable gross floor area of the principal residential structure. Either the Accessory Dwelling Unit or the principal residence shall be occupied by the owner of the lot on which the Accessory Dwelling Unit is located except for bona fide temporary absences. Accessory Dwelling Units must be located on the same site but not necessarily within the principal residential structure.
2. ADMINISTERING AGENCY or MONITORING AGENT: The local housing authority or other qualified housing entity designated by the PAA, pursuant to Section 22.10, to review and implement the Affordability Requirements affecting projects under Section 18.7.
3. Affordable Unit: An Affordable Rental Unit or an Affordable Homeownership Unit - that is affordable to and occupied by an Eligible Household.
4. Affordable Housing: Housing that is affordable to and occupied by Eligible Households.
5. Affordable Homeownership Unit: A dwelling unit providing Affordable Housing that is required to be sold to an Eligible Household in accordance with the requirements of Section 22.9 of this By-Law.
6. Affordable Housing Restriction: A deed restriction of Affordable Housing meeting statutory requirements in M.G.L. Chapter 184, Section 31, and the requirements of Section 22.9 of this Bylaw.
7. Affordable Rental Unit: A dwelling unit providing Affordable Housing that is required to be rented to an Eligible Household in accordance with the requirements of Section 22.9 of this By-Law.
8. Applicant: The individual or entity that submits a project for Plan Approval.
9. As-Of-Right Development: A Development Project allowable under Section 18.5 without recourse to a special permit, variance, zoning amendment, or other form of zoning relief. A Development Project that is subject to the Site Plan Review requirement of Section 18.10 shall be considered an As-Of-Right Development.
10. Department or DHCD: The Massachusetts Department of Housing and Community Development.
11. Design Standards: The design standards adopted by the PAA and approved by DHCD, made applicable to projects within the MSTND that are subject to the Plan Approval process.
12. Development Site: One or more parcels or lots, whether or not in common ownership, under coordinated and/or unified development control constituting one or more Development Projects. Where the Development Site consists of more than a single building lot or parcel, the lots and parcels, in combination, shall be considered as one Development Project for the purpose of calculating parking requirements; minimum open space; and Dwelling Units per acre. A Development Site constituting more than one Development Project must result in a single zoning choice for the entire Development Site if electing to utilize Section 22.3(A), General Authority.

13. Development Project or Project: A Residential, Commercial, Civic, or Mixed-Use Development undertaken under this Section 18.6. A Development Project shall be identified on the Site Plan which is submitted to the Plan Approval Authority for Site Plan Review.
14. Dwelling Unit: One (1) or more rooms with cooking, living, sanitary and sleeping facilities arranged for the use of one (1) or more persons living together as a single housekeeping unit inclusive of, if applicable, an Accessory Dwelling Unit. The following types of Dwelling Units are specifically defined:
 - a. Single-Family Detached Dwelling Units: A detached residential Dwelling unit, other than a mobile home, designed for occupancy by one family/household only and which may or may not be in single ownership. Single-Family Detached Homes include Workers' Cottages, Cottage Courts, and Starter Homes.
 - b. Single-Family Attached Dwelling Units: An attached residential dwelling unit, designed for occupancy by one family only and on a separate lot where the use of the lot is within the exclusive control of the owner thereof. Single-family homes may also be subject to customary homeowner association controls on architectural design, landscaping, and maintenance, provided such controls do not unduly restrict development under Section 18 and are limited to ensuring compliance with the 40R Design Standards or other requirements under this Section.
 - c. Paired House: A residential building containing two or three Dwelling Units designed for occupancy by the same number of families/households as the number of Dwelling Units and where the individual Dwelling Units are not located on separate lots. A Paired House is defined in Table 3.C under Section 18.5.
 - d. Multi-Family Dwelling Units: A residential building containing four or more dwelling units designed for occupancy by the same number of families as the number of dwelling units where the individual dwelling units are not located on separate lots.
15. Eligible Household: An individual or household whose annual income is below eighty percent (80%) of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.
16. Enabling Laws: M.G.L. Chapter 40R and 760 CMR 59.00.
17. Household: One (1) or more persons living together, such as an Eligible Household, in one (1) Dwelling Unit, but not including sororities, fraternities and other communal living arrangements.
18. Home Office: The use of a room or rooms in a Dwelling Unit as an office or studio by a resident provided not more than one other person is regularly employed therein in connection with such use and that not more than 25% of the gross floor area, not in excess of 600 square feet, is regularly devoted to such use.
19. Household Income, Median: The median income, adjusted for household size, as reported by the most recent information from, or calculated from regulations promulgated by, the United States Department of Housing and Urban Development (HUD).
20. Live/Work Unit or Live/Work Shophouse: The use of a building or series of buildings devoted to commercial and residential use where the first floor of the building is primarily devoted to commercial use and the upper floors are primarily devoted to residential use. A Live/Work Unit must be occupied by no more than one family and the property owner.

21. MSTND: The Maple Street Traditional Neighborhood Development Overlay District established in accordance with this Section 22.
22. Mixed-Use Development Project: A Project containing a mix of principal residential uses and principal nonresidential uses, as allowed in Section 22.5, and subject to all applicable provisions of Section 22.
23. PAA Regulations: The rules and regulations of the PAA adopted pursuant to Section 22.10.
24. Plan Approval: Standards and procedures which Projects in the MSTND must meet pursuant to Sections 22.10 and the Enabling Laws.
25. Plan Approval Authority (PAA): The Planning Board of the Town of Danvers acting as the approving authority designated to conduct the Plan Approval process for the purposes of reviewing Project applications within the MSTND and issuing Plan Approval decisions under this Section 22.10 and M.G.L. C. 40R, §11.
26. Shared Parking Facilities: Off-street parking facilities designed and intended to serve more than a single use as shown on a Site Plan.
27. Site Plan: A plan depicting a proposed Development Project for all or a portion of the MSTND and which is submitted to the Plan Approval Authority for its review and approval in accordance with the provisions of Section 22.10 of this By-Law.
28. Site Plan Approval: The Plan Approval Authority's authorization for a proposed Development Project based on a finding of compliance with Section 22.10: Administration and the CBZD Design Standards after the conduct of a Site Plan Review.
29. Site Plan Review / Plan Review: The review procedure established by this Section 22.10 and administered by the Planning Board of the Town of Danvers as the Plan Approval Authority.
30. Street Lines: The dividing line between a street right-of-way and a lot.
31. Sub-District: A specific and defined area of land within the MSTND that is subject to specific requirements for allowable uses or dimensional requirements that may differ from the requirements for allowable uses or dimensional requirements in other specific and defined areas within the MSTND. The boundaries and the names of the Sub-Districts are referred to in Section of this By-Law.
32. Underlying Zoning: The zoning requirements adopted pursuant to M.G.L. C.40A that are otherwise applicable to the geographic area in which the MSTND is located, as said requirements may be amended from time to time.
33. Unrestricted Unit: A Dwelling Unit that is not restricted as to rent, price or eligibility of occupants.
34. Use, Accessory: A use subordinate to the Principal Use on the same lot or in the same structure and serving a purpose customarily incidental to the Principal Use, and which does not, in effect, constitute conversion of the Principal Use of the lot, site or structure to a use not otherwise permitted in the MSTND. Accessory uses are permitted or prohibited in the MSTND to the same extent as if such uses were Principal Uses.
35. Use, Principal: The main or primary purpose for which a structure, building, or lot is designed, arranged, licensed, or intended, or for which it may be used, occupied, or maintained under this Section 22.5. More than one principal use is permitted as-of-right on a lot or within a Development Project in the MSTND as prescribed under Section 22.5.
36. Zoning Bylaw: The Zoning Bylaw of the Town of Danvers as said bylaw may from time to time be amended.