

**INITIATIVE PETITION FOR A LAW TO ALLOW SINGLE-FAMILY HOMES ON SMALL LOTS
IN AREAS WITH ADEQUATE INFRASTRUCTURE**

Be it enacted by the People, and by their authority:

SECTION 1. Section 3 of chapter 40A of the Massachusetts General Laws, as so appearing, is hereby amended by adding the following paragraph:

No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single-family residence in a zoning district that allows residential uses; provided, that the single-family residence is fully contained within a lot measuring equal to or greater than five thousand square feet in area and with equal to or greater than fifty feet of frontage and which has access to public sewer service and public water service; and provided further, that the use of land or structures for such a single-family residence under this paragraph may be subject to reasonable regulations, including, but not limited to, regulations concerning dimensional setbacks and the bulk and height of structures and may be subject to restrictions and prohibitions on short-term rental. The Executive Office of Housing and Livable Communities may issue guidelines or promulgate regulations to administer this paragraph.

SECTION 2. This act shall take effect as provided in Article 48 of the Amendments to the Massachusetts Constitution, as amended.

The undersigned qualified voters of the Commonwealth of Massachusetts have personally reviewed the final text of this initiative petition, fully subscribe to its contents, agree to be one of its original signers, and hereby submit this measure for approval by the people pursuant to Article 48 of the articles of amendment of the Constitution of the Commonwealth of Massachusetts, as amended by Article 74 of said articles of amendment.

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