

PART VII

ARTICLE 6 - Definitions For Bedroom, Sleeping Loft & Change of Use

Bedroom: Portion of a dwelling as so defined to furnish minimum isolation necessary for use as a sleeping area, which includes but is not limited to a bedroom, den, study, sewing room, sleeping loft, dining room or enclosed porch, but does not include kitchen, bath, hall or unfinished cellar or attic. A bedroom must provide a minimum of 70 square feet of floor space with a head room of 7' or more, at least one window with minimum dimensions of 20" x 24", a minimum area of 3.3 square feet and a minimum opening height of 44" from floor to sill. There must be a minimum of one electrical outlet. All bedrooms shall have finished walls and ceilings. A room that must be walked through in order to reach another room (other than a bathroom) will not be considered to have the minimum isolation necessary to be considered a bedroom. For new construction or remodeling, in order for a room not to be considered a bedroom there must be a minimum 6' opening into any other room other than a bathroom. Dwellings built prior to the 1978 Building Code will have their bedrooms determined on a case by case basis.

Sleeping Loft: In order for a loft to be considered as a bedroom the following minimum standards must be met:

1. The above referenced criteria defining a bedroom.
2. A privacy wall of at least 3' in height.
3. Access other than a ladder and which complies with current building codes.
4. Any loft that does not meet the above criteria shall not be used for sleeping purposes.

Change of Use: Shall include but not be limited to an increase, decrease, alteration or extension within the existing use group; also defined as a transfer to another use group. The term increase is defined as: expansion of any structure that would increase its interior floor space by more than fifty square feet.

The following are defined as use groups [in accordance with 780 CMR 209.1-7]:

- A: Assembly - bars, theatres
- A1a: Theatres - theatre use with fixed seats
- A2: Buildings or other places of assembly without theatrical stage
- A3: Buildings with or without auditoriums, principal use is typically without permanent seating, which includes restaurants other than night clubs, art galleries, libraries, etc.
- B: Business - Banks, offices
- M: Mercantile - Retail stores
- R: Residential
- R1: Shall include all hotel and motel buildings arranged for shelter and sleep accommodations of more than 20 individuals.
- R2: Includes multiple family units having more than two dwelling units; and

shall include boarding and lodging houses arranged for shelter and sleeping accommodations by more than 3 and not more than 20 individuals.

R3 Includes buildings arranged for use of one or two family dwelling units including three lodgers or boarders per family. R4 Includes all detached one or two family dwellings less than 3 stories in height.

S Storage