

Article___ To see if the Town will vote to amend Chapter 10 of the General Bylaws, known as the Zoning Bylaws, as follows:

Section I. Definitions is hereby amended by adding the following definition:

BED AND BREAKFAST: Temporary housing accommodations within an owner-occupied existing dwelling, limited to a minimum of four bedrooms and a maximum of ten bedrooms for paying guests and the serving of breakfast and afternoon snacks only for such guests.

Section III.A is hereby amended by adding a new Subsection 13, as follows:

Bed and Breakfast

1. Purpose: The purpose of this bylaw is to do one or more of the following: protect existing larger homes, often historic, by providing a new use; create an amenity for residents; provide temporary housing for visitors to the town, the town's institutions, and the town's residents; and/or derive revenue from the implementation of a sales tax allowed under Chapter 64G, Section 3(a) of the Massachusetts General Laws, added by Chapter 27, Section 60 of the Acts and Resolves of 2009.

2. A Bed and Breakfast may be authorized by a Special Permit granted by the Zoning Board of Appeals and subject to the following conditions:

- (a) The Bed and Breakfast shall be conducted in an existing single-family, owner-occupied dwelling and shall offer a minimum of four bedrooms and a maximum of ten bedrooms for paying guests. The Bed and Breakfast shall meet the dimensional requirements of Section VI. The minimum size of the dwelling shall be 5,000 SF.
- (b) The Bed and Breakfast special permit shall be issued to the owner of the property who must also live on the property as a primary residence at any time that the bed and breakfast is in operation. A separate living area must exist for the property owner that is physically separate and consists of at least 1 bedroom, 1 bathroom, 1 kitchen (may be shared with the bed and breakfast use), and 1 living area.
- (c) Guestrooms shall have a minimum of 150 SF and at least one (1) window. No more than two adults and two-children shall occupy a single guestroom at a time. 80% of guestrooms shall have an individual full bathroom.
- (d) Guests shall also have access to common living areas offering at least 100 square feet per bedroom and a dining area providing enough seating for 65% of the guests at the same time. The dining area may provide up to 25% of the required common living area.

- (e) Guests shall not have access to cooking facilities but may be provided with an area to store refrigerated items. Breakfast and afternoon snacks may be provided to bed and breakfast lodgers.
- (f) The length of stay for a Bed and Breakfast guest shall be limited to no more than four consecutive weeks.
- (g) There shall be no substantial change to the exterior of the building.
- (h) One exterior sign shall be permitted to identify the Bed and Breakfast. The sign may be illuminated by a single point of light focused down on the sign from above from dusk until 10PM. The sign shall not exceed eight (8) square feet in area. If a ground sign, it must be set back not less than half the depth of the front yard and may be no more than five (5) feet tall.
- (i) There shall be at least two off-street automobile parking spaces plus one off-street space per guest bedroom and one off-street space per outside employee at the busiest shift. Parking spaces shall conform with Section VII. Up to 20% of spaces may be tandem. Parking must be shielded from the adjacent properties with a buffer at least ten (10) feet wide and densely landscaped with trees and shrubs including a vegetative screen or fence at least five (5) feet in height. The trees and shrubs must be maintained in good condition. Parking is not allowed within the front-yard setback.
- (j) The Bed and Breakfast use shall be conducted in accordance with all applicable state and federal laws, including the Americans with Disabilities Act, and regulations and with all applicable municipal requirements, including regular inspections by the Board of Health.
- (k) The Bed and Breakfast Special Permit shall require a Site Plan Approval by the Planning Board incorporating recommendations from the Milton Board of Health, the Milton Fire Department, the Milton Police Department and the Milton Department of Public Works.
- (l) The Bed and Breakfast use shall be subject to receipt of an annual license from the Milton Board of Health, which shall be available for a fee that is reasonably set by the Milton Board of Health to cover any required annual inspections or other requirements as reasonably deemed appropriate by the Milton Board of Health.
- (m) The Bed and Breakfast must meet the requirements of Site Plan Approval of Section VIII.D. Site Plan Approval.

and to act on anything related thereto.

Submitted by the Planning Board