

**Town of Milton**

**Proposed Bed and Breakfast Bylaw, Draft 1**

*Last updated August 16, 2015*

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:** Sleeping accommodations within an existing dwelling, limited to a maximum of ten bedrooms for paying guests and the serving of breakfast only for such guests, provided the owner of the dwelling shall reside in said dwelling.

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 protect existing larger homes, often historic, by providing a new use. These homes have contributed to the pattern of residential development in Milton but may be too large for single-family use.
2. The following use, if 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, owner-occupied dwelling and shall be limited to a maximum of ten bedrooms for paying guests. The Bed and Breakfast use is permissible only for the owner of the property who must also live on the property.
  - (b) The length of stay for a Bed and Breakfast guest shall be limited to no more than four consecutive weeks.
  - (b) One exterior sign shall be permitted to identify the Bed and Breakfast. The sign may be illuminated by a light is a single point of light focused on the sign from above. 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.
  - (c) There shall be no substantial change to the exterior of the building;
  - (d) There shall be no separate cooking facilities for guests. Breakfast may be provided to bed and breakfast lodgers.
  - (e) 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. Parking must be shielded from the adjacent properties with a buffer at least six feet wide and landscaped with trees and shrubs. The trees and shrubs must be maintained in good condition. Parking is not allowed within the front-yard setback.
  - (f) The Bed and Breakfast use shall be conducted in accordance with all applicable state and federal laws and regulations and with all applicable municipal requirements, including regular inspections by the Board of Health.

and to act on anything related thereto.

Submitted by the Planning Board

**Article \_\_**

To see if the Town will vote to accept the provisions of Chapter 64G, Section 3(a) of the Massachusetts General Laws, added by Chapter 27, Section 60 of the Acts and Resolves of 2009, which authorizes the Town of Milton to impose a local sales tax upon the transfer of occupancy of any room or rooms in a bed-and-breakfast establishment or hotel; and to act on anything relating thereto.

Submitted by the Planning Board