

## **Article x – Zoning Amendment #x**

### **Articles 2 & 5.3.3.12 – Zoning Ordinance – Bed and Breakfasts**

**Purpose:** *To allow Bed and Breakfast facilities by Special Exception in the General Residential and Agricultural District (Zone R1), and to add a definition Bed and Breakfast in Article 2 -Definitions.*

### **Article 2 – Definitions**

2.x - Bed and Breakfasts – A single-family, owner occupied, dwelling unit with or without an Accessory Dwelling Unit, used to accommodate transient guests for a fee and which may offer a breakfast meal. This definition includes Bed and Breakfasts, but not Lodging Houses, Rooming Houses or Apartment Houses.

### **Article 5 – Zoning Regulations**

#### **5.3.3 - Special Exception Uses**

5.3.3.12 - Bed and Breakfasts - A proposed Bed and Breakfast shall be considered as a commercial use, not as a Home Occupation or Home Business.

- a) Number of Rental Units – A Bed and Breakfast shall contain no more than four (4) bedrooms for rent. The bedrooms shall be located within or attached to the single-family unit.
- b) Rental period – Rental periods for individual guests or parties shall not exceed thirty (30) consecutive days or more than forty-five (45) days in a calendar year.
- c) Aesthetic Standards – There shall be no alteration of the exterior appearance of the single-family residence except for a permitted sign under Subsection 4.4 of the Town of Chester Zoning Ordinance and any improvements required by the Town.
- d) Site Plan Review – A Bed and Breakfast shall be subject to site plan review by the Planning Board.
- e) Parking – Two (2) spaces for the dwelling unit plus one (1) space for each rented room shall be required on premises.
- f) Sewage Disposal - The applicant shall submit, for review and approval by the Building Inspector, either:
  - i. a letter from a licensed septic system designer certifying the current system can handle the additional flow to be generated, or
  - ii. a new DES-approved septic system design to address the additional flow to be generated.(NH DES rules require 60 gpd/guest, based on the actual number of guests each bedroom can accommodate).
- g) Use Limitation – A Bed and Breakfast shall not be used for any other hospitality or business-related uses.