



Franklin Regional Council of Governments

Zoning for Inn/B &B for FCCIP member towns.

Ashfield - B&Bs are not addressed in the zoning bylaws. Section 6A 3, requires a special permit for any business or commercial enterprise.

Bernardston – Article 6 (Definitions) defines a B&B as an owner-occupied dwelling having overnight lodging with breakfast and no other meal. Section 2230 (Use Table) lists a B&B as requiring a special permit in the R/A, R1, and CV districts, and does not allow it in the B, I, and EPD districts.

In Article 6, an Inn is defined as a non-owner occupied structure designed for overnight lodging, with not more than 8 rooms for transient guests. Section 2230 lists an Inn as being allowed by right in district B; requiring a special permit in the CV and I districts; requiring a special permit from the planning board in district EPD; and not allowed in the R/A or R1 districts.

Article 6 defines a boarding house as renting to more than two persons, not members of the family. Section 2230 allows a boarding house in the CV district by right, a special permit and site plan review in the R/A and R1 district and not allowed in the B, I, and EPD districts.

Buckland - Section 2 defines a B&B as an accessory use to a dwelling where breakfast is served and no other meal. Table 4-3 lists a B&B as having up to 4 rooms, and is allowed by right in the VC, RR, and C districts. In the VR and HI districts a special permit is required. It is not allowed in the Industrial district.

Section 2 has a definition of an Inn, as an historic structure, 50 years old or older, used for overnight guests, not staying more than 90 days in a six month period. Section 4-3 allows an Inn, with a special permit in all districts except Industrial, where it is not allowed.

Charlemont - Section 32.2 (Use Table) lists a B&B as having up to 6 rooms, and is allowed by right in all districts. An Inn does not have a definition, but in Section 32.2, it is allowed in the RR district with a special permit and in the VC district with a site plan review.

Conway - B&B's are not addressed in the zoning bylaws.

Erving – Section 4.2 (Use Table) lists a B&B as having up to 6 rooms, and is allowed by right in all districts. Section 9 (Definitions) defines a B&B as a dwelling with overnight accommodations for transient guests, and makes no mention of serving meals.

Gill - Section 17 (Definitions) defines an Inn as an historic structure more than 50 years old providing lodging to transient guests. Guests may not stay at the inn for more than 90 days in a six month period. Section 2C (Use Table) allows Inns in the VC district by right. They are allowed in districts R, R-A, and VR with a special permit. B&B's are defined in Section 17 as accessory to an owner-occupied dwelling having overnight lodging with breakfast and no other meal. Section 2C lists them as Tourist Homes and allows them by district the same as Inns.

Hawley - B&B's are not addressed in the zoning bylaws.

Heath - Section 9 (Definitions) defines a B&B as a dwelling with overnight accommodations for transient guests, and makes no mention of serving meals. Section 4.2 (Use Table) lists a B&B as having up to 6 rooms, and is allowed by right in all districts except district B, where it is not allowed.

Section 9 has a definition of an Inn as an historic structure, 50 years old or older, used for overnight guests, not staying more than 90 days in a six month period. Section 4.2 allows an Inn with a special permit in all districts except district B, where it is not allowed.

Leverett - Article 6 (Definitions) defines a B&B as non-family accommodation for short periods (not to exceed 2 weeks) with breakfast. The owner must reside on the premises. Section 2231 (Use Table) lists a B&B as having 4 or 5 rooms to rent. It is allowed by right in the RR and RO districts, and not allowed in the RV, GB, and CO districts.

Leyden - Section 3 (Definitions) does not define a B&B. In its definition of a dwelling unit, however, it allows renting to no more than four persons.

Rowe - B&B's are not addressed in the zoning bylaws.

Shelburne - Section 2 (Definitions) defines a B&B as an accessory use to an owner-occupied dwelling, not to exceed 5 bedrooms, having overnight lodging with breakfast and no other meal. This use is subject to Section 11 Parking Requirements. Section 4.3 (Use Table) lists B&B's as being allowed in all districts with a special permit.

Section 2 defines an Inn as an historic structure with overnight lodging for transient guests, which may also provide a restaurant to lodgers and the public. Section 4.3 allows an Inn with a special permit in all districts except the I district, where it is not allowed.

Shutesbury – Section 13.2 (Definitions) defines a Lodging Facility as any hotel, inn, or other establishment, not located within the owner's principal dwelling, providing sleeping accommodations

for transient guests, with or without a dining room. Section 3.1-1 (Use Table) a Lodging Facility is allowed by right in all districts with a special permit from the planning board.

Whately - Section 171-22 for Tourist homes/B&B's lists a number of characteristics, including the structure is to be for a single family and owner-occupied; has no more than 3 rooms to be rented for transient occupancy; must be have smoke detectors; and it must be inspected annually by the building inspector. Section 171-8 (Use Table) lists Tourist homes/B&B's as being allowed in all districts with a special permit.

There is no definition of a lodging house. However, in Section 171-8, lodging houses are listed as not being part of a residential dwelling, and are allowed in all districts with a special permit.