

Guest Houses - Applicable Zoning Bylaw Section

ACCESSORY USES

Section 4.2A Accessory uses as specified below, which are customarily accessory and incidental to a permitted use, subject to the following provisions.

1. Guest House provided that:
 - a. The lot on which the principal dwelling and the accessory dwelling are located contains a minimum area of land of three (3) acres,
 - b. The maximum floor area of the accessory dwelling shall not exceed 800 square feet, which shall include any roof-covered area enclosed by walls or screening.
 - c. Soil percolation tests and location of a septic system for the exclusive use of the accessory dwelling shall be approved by the Board of Health prior to granting of a special permit by the Board of Appeals. If the applicant illustrates to the satisfaction of the Board of Health through the submission of suitable drawings prepared by a Professional Engineer or Registered Sanitarian, that a septic system can be permitted in full compliance with all applicable regulations to serve the guest house only, then the applicant may substitute in place of said guest house septic system, connection to a common septic system on a single parcel of land. Said common septic system must also be in full compliance with all applicable rules and regulations of the Board of Health and any other Board which may have regulatory power, and
 - d. A covenant against the lot shall be recorded in the registry of deeds prohibiting any subdivision of the lot on which a guest house is specially permitted unless the minimum acreage for each subdivided lot conforms to the minimum lot size for the District in which the lot is located as provided in this bylaw.
 - e. The owner must own the principal dwelling for five years before a guest house may be built.

Exception: On a parcel of land containing a minimum of six (6) acres held in continuous ownership for at least five (5) years, a guest house may be built within five (5) years of the principal dwelling construction if the owner thereof covenants against any subdivision of the parcel.
 - f. Permits for unbuilt guest houses may not be transferred to new owners.

For Guest Houses within a Planning Board Approved Subdivision - a permission from the Planning Board is required first.