

ARTICLE ZI (2012ATM) # AMEND ZONING BYLAW – RENTING & BOARDING ROOMS
(Two-thirds vote)

To see if the Town will vote to amend the Zoning Bylaw by deleting section 3.8.1.3 (renting of rooms or boarding as an accessory use in residential districts) and replacing it with as new section 3.8.1.3 as follows:

3.8.1.3 The renting of rooms or boarding for not more than three persons; except that by Special Permit from the Board of Appeals the renting of rooms or boarding to more than three persons may be allowed. In either case, the service shall be operated by a resident owner of the premises.

[Note: Section 3.8.1.3 currently reads:

3.8.1.3 The renting of rooms or boarding for not more than four persons; except that by Special Permit from the Board of Appeals the renting of rooms or boarding to more than four persons may be allowed. In either case, the service shall be operated by a resident owner of the premises.

, or take any other action relative thereto.

SUMMARY

The renting of rooms and boarding is an allowed accessory use currently permitted by right in the residential zoning districts and dwellings in the non-residential zoning districts for up to four persons; and by special permit for more than four persons. This article makes the Acton ZBL consistent with M.G.L. Ch. 140, § 22. That section of State law governs licensing of boarding houses and requires a local license for boarding more than three persons. The local licensing authority under that section is the Board of Selectmen. This article would reduce the boarding by right under the Acton ZBL from four to three to conform with State law.

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Selectman assigned:

Board of Selectmen:

Finance Committee:

Planning Board: