



Town of Plymouth
**Division of Inspectional
Services**
11 Lincoln Street
Plymouth, Massachusetts 02360
508-747-1620

A Bed and Breakfast is considered a home occupation and must meet the following requirements.

- 1) A zoning application must be submitted with the following information
 - a) site plan showing off street parking
 - b) inside floor plan of the entire building including:
Dimensions, indicating what rooms will be used for the Bed and Breakfast.
- 2) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use as a single family owner occupied dwelling, and not more than twenty-five percent of the finished habitable floor area of the dwelling unit shall be used in the conduct of the home occupation. The twenty-five percent is based on only the entire bedroom area to be used, not to exceed three bedrooms.
- 3) There shall be no change in the outside appearance of the building or premises or other visible evidence of conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building.
- 4) There shall be no sales of merchandise other than that produced on the premises.
- 5) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard when possible.
- 6) Proper hard-wired smoke detectors and carbon monoxide (CO) alarms located per Massachusetts Building Code and Fire Department requirements.
- 7) Minimum of two means of egress from each floor being used for a Bed and Breakfast.
- 8) Any type of food services requires Health Department approval.
- 9) In lieu of the above sign, a freestanding Identification sign not exceeding 2 sq. ft. is allowed.