

SECTION 1.

- R-1 – Conditional Use
- R-2 – Conditional Use
- R-C – Conditional Use
- R-E – Principal Permitted Use

SECTION 2.

The keeping of any such other animal on a parcel of less than five acres shall be considered a conditional use and the Township may require additional setbacks and/or buffers in accord with the conditional use standards of this Chapter. Such activities shall only be permitted in R-1, R-C and **B-1** Districts.

SECTION 3.

All freestanding premises signs within the **B-2 Business and Professional Office/Medical District** shall be located on the property of the business or institution to which the sign refers.

SECTION 4.

The minimum front yard setback in the **B-1** zone as applied to land development which proposes to eliminate an existing nonconforming structure which structure **is located within the front yard setback shall be no more 60 feet.**

SECTION 5.

BED AND BREAKFAST: An **owner-occupied** dwelling, in which no more than six rooms are rented for lodging and serving of breakfast (but no other meals), designed primarily for casual and transient roomers, and where no public restaurant is maintained.

SECTION 1. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 307 – Bed and Breakfast Prohibition is repealed, and Section 309, Schedule of District regulations, shall be updated to permit **Bed and Breakfasts as a principal permitted use in all districts if the maximum guest capacity of the bed and breakfast is fewer than 10 guests, or as a conditional use if the maximum guest capacity of the bed and breakfast is 10 guests or more.**

SECTION 2. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 507.4.C is repealed and restated in its entirety as follows:

The keeping of any such other animal on a parcel of less than five acres shall be considered a conditional use and the Township may require additional setbacks and/or buffers in accord with the conditional use standards of this Chapter. Such activities shall only be permitted in **R-1 and R-C** Districts.

SECTION 3. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 504.1.K.1.d.1 is repealed and restated in its entirety as follows:

All freestanding premises signs within the **ED District** shall be located on the property of the business or institution to which the sign refers.

SECTION 4. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 609.1.C is repealed and restated in its entirety as follows:

The minimum front yard setback in the **ED zone shall be 50 feet when** applied to land development which proposes to eliminate an existing nonconforming structure, **only where said structure is located within the front yard setback.**

SECTION 5. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 1002, the definition of Bed and Breakfast is repealed and restated in its entirety as follows:

BED AND BREAKFAST: **A dwelling** in which no more than six rooms are rented for lodging and breakfast is provided (but no other meals), designed primarily for casual and transient roomers, where no public restaurant is maintained.

SECTION 6.

1. Bed and Breakfast Facilities. Bed and breakfast facilities, where permitted, shall be subject to the following standards:
 - a. [placeholder to align list]
 - b. All principal and accessory buildings and structures shall be in accordance with the yard setback, building height and lot coverage requirements of the Schedule of District Regulations with the exception of existing nonconforming structures.
 - c. [placeholder to align list]
 - d. **Bed and breakfast** facilities shall **be limited to** six guest rooms or bedrooms per structure.
 - e. [placeholder to align list]
 - f. [placeholder to align list]
 - g. [placeholder to align list]
 - h. [placeholder to align list]
 - i. Off-street parking shall be provided in accordance with § 27-401 with a base of six-inch crushed stone or shale and a hard homogeneous all weather surface.
 - j. Exterior lighting shall be directed away from all adjacent properties and roads and shall not create glare.
 - k. Potable water supplies and adequate sanitary facilities shall be provided in accordance with any regulations and requirements of the Township and/or State agencies.

SECTION 6. Smithfield Township Ordinance, Chapter 27 of the Township Code of Ordinances, Section 511.5 is repealed and restated in its entirety as follows:

1. Bed and Breakfast Facilities. Bed and Breakfast facilities, where permitted, shall be subject to the following standards:
 - a. **Permit Required. Before any Bed and Breakfast shall commence operations, a permit shall be obtained from the Township of Smithfield. The permit shall be valid for one year and shall be renewed annually. Fees for said permit shall be determined by Resolution of the Board of Supervisors.**
 - i. **Any violation of any regulations in this Section, including if the owner moves, may result in the revocation of the permit.**
 - b. All principal and accessory buildings and structures shall be in accordance with the yard setback, building height and lot coverage requirements of the Schedule of District Regulations with the exception of existing nonconforming structures.
 - c. **The Bed and Breakfast use shall be limited to existing structures.**
 - d. Facilities shall **have a maximum** of sixteen (16) total guests per structure. **No more than four guests per room are allowed.**
 - e. **The length of a stay by guests shall be limited to a maximum of fourteen (14) contiguous days.**
 - f. **The owner’s primary residence shall be located at the Bed and Breakfast or on a contiguous property of the Bed and Breakfast. The owner shall reside on property or the contiguous property of the Bed and Breakfast when guests are onsite.**
 - g. **If the owner of the Bed and Breakfast is a Limited Liability Company (LLC) or other company, a member of the LLC or other company must maintain primary residence at the Bed and Breakfast or on a contiguous property of the Bed and Breakfast. The member shall reside on property or the contiguous property of the Bed and Breakfast when guests are onsite.**
 - h. **An owner may use a maximum of two buildings for their Bed and Breakfast, so long as one of those buildings is their primary residence, where the owner is also residing, and the other is on the property or the adjacent property. If no guests are staying in the dwelling in which the owner is living, then a maximum of one adjacent dwelling, either on the property or on the adjacent property, may be used for the Bed & Breakfast.**
 - i. Off-street parking shall be provided in accordance with § 27-401 with a base of six-inch crushed stone or shale and a hard homogeneous all-weather surface.
 - j. Exterior lighting shall be directed away from all adjacent properties and roads and shall not create glare.
 - k. Potable water supplies and adequate sanitary facilities shall be provided in accordance with any regulations and requirements of the Township and/or State agencies. **Owner must provide a will-serve letter from the appropriate water company and sewer company or Sewage Enforcement Officer.**

<p>1. Drainage facilities shall be provided in accordance with the Smithfield Township stormwater management and earth disturbance requirements as set forth in Chapter 26, § 26-201.</p>	<p>1. Drainage facilities shall be provided in accordance with the Smithfield Township stormwater management and earth disturbance requirements as set forth in Chapter 26, § 26-201.</p> <p><u>m. The Bed and Breakfast must provide breakfast to guests.</u></p> <p><u>n. The Bed and Breakfast must maintain compliance with the Hotel Excise Tax and maintain a current Hotel Tax Registration with Monroe County.</u></p> <p><u>o. Hours of Operation.</u></p> <p><u>i. Any deliveries to the facility shall occur between 9:00AM and 5:00PM.</u></p> <p><u>ii. Quiet hours shall be from 10pm to 7:00am, and the Bed and Breakfast shall comply with Chapter 10, Section 2 – Noise and Nuisances of the Township Code.</u></p>
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