

BED AND BREAKFAST (B&B) RECOMMENDATIONS 12/12/18

CURRENT DEFINITIONS TO BE DELETED

BED-AND-BREAKFAST (also referred to as "BnB") - A structure which contains: 1) a dwelling unit for exclusive use of the owners of the property as their permanent residence; 2) no more than two guest rooms; and 3) at least one full bathroom for the exclusive use of the occupants of the guest rooms, which shall be accessible from each guest room without going through another guest room or sleeping room. A B&B may provide breakfast (but not other meals) in exchange for compensation only to occupants of the guest rooms. A B&B shall contain no food storage or preparation facilities in any guest room and shall not permit occupants of guest rooms to prepare meals upon the premises. The commencement of the use of a B&B shall constitute a new or different use requiring an occupancy permit from the Town. [Added 1-28-2003 by Ord. No. 282]

BED-AND-BREAKFAST INN - One or more structures on a lot or parcel of land which contains: 1) a dwelling unit for exclusive use of the owners of the property, or the resident bed-and-breakfast-inn manager, as their permanent residence; 2) at least three but no more than eight guest rooms; and 3) at least one full bathroom for the exclusive use of the occupants of the guest; which shall be accessible from each guest room without going through another guest room or sleeping room. Bed-and-breakfast inns are subject to the following conditions: [Added 7-12-1994 by Ord. No. 213; amended 2-13-1996 by Ord. No. 225; 1-28-2003 by Ord. No. 282; 6-22-2005 by Ord. No. 317; 4-8-2009 by Ord. No. 399; 5-26-2010 by Ord. No. 416]

- A. A bed-and-breakfast inn may provide breakfast (but not other meals) in exchange for compensation only to occupants of the guest rooms.
- B. Where the dwelling unit exists in a separate structure from some or all of the guest rooms, a structure with four or more guest rooms, no dwelling unit, and a common dining area for guests, may include a kitchen to be used by management in the preparation of breakfast for guests between the hours of 6:00a.m. and 10:30 a.m. This kitchen shall not be accessible to guests.
- C. Subsections A and B above notwithstanding, a bed-and-breakfast inn may sell "event packages" as defined and regulated by Article IV, § 340-32.1, Notes to Table of General Land Uses.
- D. A B&B inn shall contain no food-storage or food-preparation facilities in any guest room and shall not permit occupants of guest rooms to prepare meals upon the premises.
- E. The commencement of the use of a B&B inn shall constitute a new or different use requiring an occupancy permit from the Town.

PROPOSED DEFINITION TO BE ADDED

BED-AND-BREAKFAST ESTABLISHMENT - A single-family dwelling in which overnight sleeping rooms are rented on a short-term basis to transients and at which no meal other than breakfast is served to guests, which is included in their room charge.

CURRENT STANDARDS TO BE DELETED

~~§ 340-56. Bed and breakfast (also referred to as "B&B")~~

~~A bed and breakfast use permitted in an existing dwelling unit subject to the following conditions:~~

- ~~A. The dwelling unit for exclusive use of the owners of the property as their permanent residence.~~
- ~~B. No more than two guest rooms are provided.~~
- ~~C. At least one full bathroom for the exclusive use of the occupants of the guest rooms, which shall be accessible from each guest room without going through another guest room or sleeping room.~~
- ~~D. A B&B may provide breakfast (but not other meals) in exchange for compensation only to occupants of the guest rooms.~~
- ~~E. A B&B shall contain no food storage or preparation facilities in any guest room and shall not permit occupants of guest rooms to prepare meals upon the premises.~~
- ~~F. The commencement of the use of a B&B shall constitute a new or different use requiring an occupancy permit from the Town.~~

~~§ 340-57. Bed and breakfast inn (B&B inn).~~

~~Notwithstanding the manner in which a B&B inn may be permitted to exist and operate in any other zoning district, a B&B inn shall be permitted in the R-2 Zone as a conditional use, subject to the following terms and conditions:~~

- ~~A. Qualifying conditions, requirements and limitations. A B&B inn shall be permitted only upon the finding by the Zoning Inspector, after reviewing the application from the property owner that all of the following conditions are satisfied, and the operation of such use shall be permitted to continue only so long as such conditions continue to be satisfied:
 - ~~(1) The land, structures and use shall conform to the definition of a B&B inn, as defined in § 340-108 (Definitions) of this chapter, except that the dwelling unit for the owner or~~~~

resident manager of the B&B inn may be in a separate structure from the guest rooms, located on the same lot or parcel of land.

~~(2) The B&B inn shall be located on a single lot or parcel of land that:~~

~~(a) Is located within the Historic District;~~

~~(b) Is a waterfront parcel;~~

~~(c) Is located within five hundred fifty (550) feet of the Central Commercial District;~~

~~(d) Is located on a lot that is at least five hundred fifty (550) linear feet from the lot of the nearest bed and breakfast inn, or is separated from the nearest bed and breakfast inn by a public street;~~

~~(e) Contains the number of off street parking spaces required for a B&B inn to comply with the off street requirements of this chapter, and further provided that:~~

~~{1} All parking spaces on a waterfront lot shall be landscaped to provide effective year round visual screening from navigable water;~~

~~{2} All parking spaces constructed after September 23, 2004, shall be landscaped to provide effective year round visual screening from public streets in a residential district and from abutting properties in a residential district;~~

~~{3} After September 10, 2002, no parking spaces, except those for the dwelling unit, shall be constructed in a front yard setback as required in Article IV, Zoning Regulations.~~

~~{4} After September 10, 2002, no parking space shall be constructed on the waterfront side of a waterfront lot. The waterfront side of a waterfront lot shall be delineated as follows: using the site plan, locate on the exterior walls of the principal structure the point closest to the shoreline; through this point draw a line paralleling the contours of shoreline until that line intersects the land bound property lines of the lot; all land between that line and the shoreline constitutes the waterfront side of the lot; and~~

~~{5} Is in compliance with all applicable setback, lot area coverage and height limitations, and other requirements of this chapter.~~

~~(3) The bed and breakfast inn shall consist of the following:~~

~~(a) All structures located on a single lot or parcel of land;~~

- ~~(b) A structure containing a complete dwelling unit for exclusive use of the owners of the property or the resident bed and breakfast inn manager, which may be in a separate structure from the structure containing the guest rooms and guest facilities;~~
 - ~~(c) Any structure containing a guest room, a dwelling unit or any related guest facility shall either have been 1) constructed and shall have remained on the subject lot or parcel of land since on or before April 29, 2009; or 2) have been designated by the Historic District Commission as being of architectural or historical significance after having been moved to the subject lot or parcel of land;~~
 - ~~(d) No structure containing a dwelling unit or guest facilities shall have been altered after June 16, 2010 to change the footprint, or otherwise expand the exterior, of such structure;~~
 - ~~(e) At least 60% of each structure containing a guest room shall be more than 75 years old; and~~
 - ~~(f) Each guest room and guest facility within a particular structure shall be accessible from all other guest rooms and guest facilities within the same structure without exiting the structure or resorting to exterior stairs.~~
- ~~(4) The bed and breakfast inn shall be operated as follows:~~
- ~~(a) Under the supervision and control at all times of a person whose principal place of residence is a dwelling unit that is a part of the bed and breakfast inn, and who is either an owner of the bed and breakfast inn or who has been duly designated as the resident bed and breakfast inn manager;~~
 - ~~(b) The supervising owner or resident manager of the bed and breakfast inn shall be responsible for continuing compliance with all qualifying conditions, operating requirements and limitations of the bed and breakfast inn imposed or referred to by this chapter;~~
 - ~~(c) No meals other than breakfast shall be served in exchange for compensation on the premises of the bed and breakfast inn;~~
 - ~~(d) Except for linens, toiletries, breakfasts and snacks offered to the occupants of guest rooms in the bed and breakfast inn included in their room rental fee, no product or service shall be offered or delivered for compensation on the premises of the bed and breakfast inn;~~
 - ~~(e) Except for the bed and breakfast inn, no business enterprise shall be conducted on the premises of the bed and breakfast inn;~~

~~(f) Exterior signage on the premises of the bed and breakfast inn shall be limited to one sign, which shall not exceed two square feet in total face area;~~

~~(g) The bed and breakfast inn shall not be described in any sign or promotional material, or contain any word or phrase in its name that would describe the nature of the accommodation, except as a “bed and breakfast” and/or an “inn”;~~

~~(h) The owner of the bed and breakfast inn shall comply with all licensing requirements that the Town may enact from time to time in the future; and~~

~~(i) The bed and breakfast inn and the owner of the bed and breakfast inn shall continue to comply with all laws and regulations applicable to bed and breakfast inns, including all applicable zoning, fire, health and safety laws and regulations.~~

~~B. Accessory Uses. Accessory uses may include the leasing of part or all of the premises (exclusive of the innkeeper’s dwelling as required in this chapter) for weddings, wedding receptions, family reunions, business activities and other events similar in nature (hereinafter, “event packages”), providing that such event packages are a part of a contract for services which shall include the rental of at least one sleeping room in the inn and shall not constitute a separate commercial use. Event packages permitted to be sold by this section shall be subject to the following requirements:~~

~~(1) Requirements.~~

~~(a) Events resulting from the sale of event packages (events) and all sales related thereto shall be contracted by a guest of the B&B inn and shall include, at a minimum, the rental of at least one (1) sleeping room in the B&B inn.~~

~~(b) Attendance at events shall be limited to the maximum occupancy numbers permitted by the Talbot County Fire Marshal or fifty (50) persons, whichever is less.~~

~~(c) Food and beverages shall be consumed on the premises during the event.~~

~~(d) All services associated with the event and all goods used or consumed during the event shall be made a part of the event package contract. There shall be no cash bar or other goods or services sold directly to the event attendees or any direct retail sales outside of the event package.~~

~~(e) The premises so leased shall not include the owner’s/innkeeper’s dwelling unit.~~

~~(f) Events permitted herein shall begin no earlier than 8:00 a.m., including setup and preparation and shall end no later than 9:00 p.m., including cleanup of the exterior premises of the B&B inn (if necessary).~~

~~(g) All items and services sold as part of an event package shall be subject to all required federal, state and local permits.~~

~~(h) In the R-2 Zone, commercial vehicles related to the services associated with events shall not park on the street except to unload and load equipment and supplies.~~

~~(2) Violation of the regulations in this section may result in the loss of the B&B inn license.~~

~~C. Applications for a bed and breakfast inn. The following procedures shall be followed in processing an application for a bed and breakfast inn under this section:~~

~~(1) An application under this section shall include:~~

~~(a) The name and address of each owner of the property;~~

~~(b) The name and address of the supervising resident owner or the designated resident bed and breakfast inn manager, who will be responsible for the supervision of the bed and breakfast inn;~~

~~(c) A description of the location of the lot or parcel of land on which the bed and breakfast inn is located, including the street address and a copy of the deed to the property or a plat of the property prepared by a registered surveyor;~~

~~(d) A statement from the supervising resident owner or the designated resident bed and breakfast inn manager, acknowledging that he/she has reviewed and understands the qualifying conditions and operating requirements for a bed and breakfast inn;~~

~~(e) Acknowledgment by each property owner and the designated resident bed and breakfast inn manager, if any, that the issuance of a license constitutes permission for the Town Zoning Inspector to come on the property to inspect the property for compliance with the Zoning Chapter;~~

~~(f) A copy of the following, all of which shall be incorporated into the application by reference:~~

~~(1) A sketch of the interior of the structure showing the location, configuration and designation of each guest room;~~

~~(2) A list of the guest rooms in the bed and breakfast inn, including for each guest room;~~

~~[a] The location of the guest room;~~

~~[b] The number or other designation of the guest room used on the above-described sketch of the interior of the structure and to be used in the guest register;~~

~~[c] The number of guests that can be accommodated in the guest room;~~

~~[d] A site plan, showing all improvements on the property, including the location of the required off-street parking spaces; and~~

- ~~(3) A photograph or photographs of the current principal view or views of the structure where the proposed bed and breakfast use is to be located;~~
 - ~~(4) A copy of the driver's license, voter registration card or other document identifying the supervising resident owner or the resident bed and breakfast inn manager who will be living in the dwelling unit of the bed and breakfast inn and will be responsible for the operation of the bed and breakfast inn, indicating that the bed and breakfast inn is the place of residence of the supervising resident owner or the resident bed and breakfast inn manager; and~~
 - ~~(5) The notarized signature of each property owner and the designated resident bed and breakfast inn manager, if any, verifying the truth of the information represented in the application.~~
- ~~(2) Upon receiving a complete application for a bed and breakfast inn, and prior to the issuance of any permit therefor, the Zoning Inspector shall:~~
- ~~(a) Cause the lot or parcel of land upon which the proposed use is to be located to be posted for twenty (20) consecutive days, giving notice that an application has been filed to establish a bed and breakfast inn at that location, and supplying the phone number of the Zoning Inspector to obtain further information.~~
 - ~~(b) During the twenty calendar day notice period, the Zoning Inspector shall determine whether the application and accompanying evidence indicate to the Zoning Inspector that all conditions for issuance of a permit for a bed and breakfast inn at the subject property in the R-2 Zone have been satisfied.~~
 - ~~(c) If, at the end of the twenty day notice period, the Zoning Inspector has determined that the applicant has provided credible information indicating that all conditions for issuance of a permit for a bed and breakfast inn at the subject property in the R-2 Zone have been satisfied, then the Zoning Inspector shall issue but hold such permit, shall notify the applicant and all interested persons in writing by regular mail that the application has been issued, and shall, after waiting an additional twenty (20) days to allow for appeals to the Board of Zoning Appeals, deliver the zoning permit to the applicant unless an appeal to the Board of Zoning Appeals has been timely filed.~~
 - ~~(d) Any appeal timely filed to the Board of Zoning Appeals shall cause the issuance of the zoning permit to be stayed pending final resolution of the appeal.~~

- ~~(3) Change in ownership of a property. Upon a change in ownership of a bed and breakfast inn or the lot or parcel of land on which a bed and breakfast inn is located, and prior to the issuance of any zoning permit or license to allow such an existing bed and breakfast inn to continue to operate, the new owner of such bed and breakfast inn shall submit to the Zoning Inspector an application to recertify compliance with the conditions required for a zoning permit, and any licensing requirements, of a bed and breakfast inn in the R-2 Zone, provided that the current zoning permit to use the property as a bed and breakfast inn has not been terminated by abandonment or otherwise. Such recertification shall not rise to the level of a new application for a zoning permit. The Zoning Inspector shall inspect the property to determine that the property continues to comply with all of the conditions for a zoning permit and any licensing requirements of a bed and breakfast inn in the R-2 Zone as were required when the current zoning permit was issued to the previous property owner. Once the Zoning Inspector has made that determination and provided that the current zoning permit to use the property as a bed and breakfast inn has not been terminated by abandonment or otherwise, the Zoning Inspector shall recertify the property for continued use of the subject property as a bed and breakfast inn.~~
- ~~(4) Change of use of a property. The use of a property as a bed and breakfast inn shall not be expanded in any respect, the number of guest rooms shall not be changed, nor shall use of the property be otherwise changed without application by the owner to, and approval and issuance of the appropriate zoning permit to the owner by, the Zoning Inspector.~~
- ~~(5) Should a bed and breakfast inn fail to meet any qualifying condition, or any operation or licensing requirement under which it was authorized to operate; or should the operation of a bed and breakfast inn cease for a period of more than twelve (12) consecutive months, the zoning permit therefor shall be automatically revoked.~~
- ~~(6) Based on the conditions and operating requirements imposed on bed and breakfast inns by this chapter, the existence of bed and breakfast inns in an R-2 Zone is hereby declared to be consistent with the R-2 Zone, and the existence of bed and breakfast inns in an R-2 neighborhood in accordance with this chapter shall not be evidence of a change in the character of an R-2 neighborhood.~~

PROPOSED STANDARDS TO BE ADDED

§ 340-56. Bed-and-breakfast (also referred to as "B&B")

A bed-and-breakfast use is permitted in CC and MC district and may be permitted by the Board of Zoning Appeals as a special exception in R-2 district subject to the following the following conditions:

- A. The dwelling unit for exclusive use of the owners of the property as their permanent residence. The Planning Commission may allow the dwelling unit for the owner or resident manager of the B&B be in a separate structure from the guest rooms, located on the same lot or parcel of land provide all other zoning requirements are met.
- B. No more than two guest rooms are provided.
- C. At least one full bathroom for the exclusive use of the occupants of the guest rooms, which shall be accessible from each guest room without going through another guest room or sleeping room.
- D. A B&B may provide breakfast (but not other meals) in exchange for compensation only to occupants of the guest rooms.
- E. A B&B shall contain no food storage or preparation facilities in any guest room and shall not permit occupants of guest rooms to prepare meals upon the premises.
- F. The B&B is licensed to operate by the Town of St, Michaels.
- G. Exterior signage on the premises of the bed-and-breakfast inn shall be limited to one sign, which shall not exceed two square feet in total face area;

NOTE: Draft Article XIX. Off-Street Parking, Loading and Unloading requires 1 space per bed and breakfast guest unit, plus required parking spaces for resident family and 1 per employee

MOVE FROM ZONING TO LICENSE REQUIREMENTS AS DEEMED NECESSARY

A. The bed-and-breakfast inn shall be operated as follows:

- (1) Under the supervision and control at all times of a person whose principal place of residence is a dwelling unit that is a part of the bed-and-breakfast inn, and who is either an owner of the bed-and-breakfast inn or who has been duly designated as the resident bed-and-breakfast inn manager;
- (2) The supervising owner or resident manager of the bed-and-breakfast inn shall be responsible for continuing compliance with all qualifying conditions, operating requirements and limitations of the bed-and-breakfast inn imposed or referred to by this chapter;
- (3) No meals other than breakfast shall be served in exchange for compensation on the premises of the bed-and-breakfast inn;
- (4) Except for linens, toiletries, breakfasts and snacks offered to the occupants of guest rooms in the bed-and-breakfast inn included in their room rental fee, no product or service shall be offered or delivered for compensation on the premises of the bed-and-breakfast inn;
- (5) Except for the bed-and-breakfast inn, no business enterprise shall be conducted on the premises of the bed-and-breakfast inn; and
- (6) The bed-and-breakfast inn shall not be described in any sign or promotional material, or contain any word or phrase in its name that would describe the nature of the accommodation, except as a “bed-and-breakfast”.

B. Accessory Uses. Accessory uses may include the leasing of part or all of the premises (exclusive of the innkeeper’s dwelling as required in this chapter) for weddings, wedding receptions, family reunions, business activities and other events similar in nature (hereinafter, “event packages”), providing that such event packages are a part of a contract for services which shall include the rental of at least one sleeping room in the inn and shall not constitute a separate commercial use. Event packages permitted to be sold by this section shall be subject to the following requirements:

(1) Requirements.

- (a) Events resulting from the sale of event packages (events) and all sales related thereto shall be contracted by a guest of the B&B inn and shall include, at a minimum, the rental of at least one (1) sleeping room in the B&B inn.

- (b) Attendance at events shall be limited to the maximum occupancy numbers permitted by the Talbot County Fire Marshal or fifty (50) persons, whichever is less.
- (c) Food and beverages shall be consumed on the premises during the event.
- (d) All services associated with the event and all goods used or consumed during the event shall be made a part of the event package contract. There shall be no cash bar or other goods or services sold directly to the event attendees or any direct retail sales outside of the event package.
- (e) The premises so leased shall not include the owner's/innkeeper's dwelling unit.
- (f) Events permitted herein shall begin no earlier than 8:00 a.m., including setup and preparation and shall end no later than 9:00 p.m., including cleanup of the exterior premises of the B&B inn (if necessary).
- (g) All items and services sold as part of an event package shall be subject to all required federal, state and local permits.
- (h) In the R-2 Zone, commercial vehicles related to the services associated with events shall not park on the street except to unload and load equipment and supplies.

(2) Violation of the regulations in this section may result in the loss of the B&B inn license.

C. Applications for a bed-and-breakfast inn. The following procedures shall be followed in processing an application for a bed-and-breakfast inn under this section:

- (1) An application under this section shall include:
 - (a) The name and address of each owner of the property;
 - (b) The name and address of the supervising resident owner or the designated resident bed-and-breakfast inn manager, who will be responsible for the supervision of the bed-and-breakfast inn;
 - (c) A description of the location of the lot or parcel of land on which the bed and breakfast inn is located, including the street address and a copy of the deed to the property or a plat of the property prepared by a registered surveyor;
 - (d) A statement from the supervising resident owner or the designated resident bed-and-breakfast inn manager, acknowledging that he/she has reviewed and understands the qualifying conditions and operating requirements for a bed and breakfast inn;
 - (e) Acknowledgment by each property owner and the designated resident bed and breakfast inn manager, if any, that the issuance of a license constitutes permission for

the Town Zoning Inspector to come on the property to inspect the property for compliance with the Zoning Chapter;

- (f) A copy of the following, all of which shall be incorporated into the application by reference:
 - (1) A sketch of the interior of the structure showing the location, configuration and designation of each guest room;
 - (2) A list of the guest rooms in the bed-and-breakfast inn, including for each guest room:
 - [a] The location of the guest room;
 - [b] The number or other designation of the guest room used on the above-described sketch of the interior of the structure and to be used in the guest register;
 - [c] The number of guests that can be accommodated in the guest room;
 - [d] A site plan, showing all improvements on the property, including the location of the required off-street parking spaces; and
 - (3) A photograph or photographs of the current principal view or views of the structure where the proposed bed-and-breakfast use is to be located;
 - (4) A copy of the driver's license, voter registration card or other document identifying the supervising resident owner or the resident bed-and-breakfast inn manager who will be living in the dwelling unit of the bed-and-breakfast inn and will be responsible for the operation of the bed-and-breakfast inn, indicating that the bed-and-breakfast inn is the place of residence of the supervising resident owner or the resident bed-and-breakfast inn manager; and
 - (5) The notarized signature of each property owner and the designated resident bed-and-breakfast inn manager, if any, verifying the truth of the information represented in the application.
- (2) Upon receiving a complete application for a bed-and-breakfast inn, and prior to the issuance of any permit therefor, the Zoning Inspector shall:
 - (a) Cause the lot or parcel of land upon which the proposed use is to be located to be posted for twenty (20) consecutive days, giving notice that an application has been filed to establish a bed-and-breakfast inn at that location, and supplying the phone number of the Zoning Inspector to obtain further information.

- (b) During the twenty-calendar-day notice period, the Zoning Inspector shall determine whether the application and accompanying evidence indicate to the Zoning Inspector that all conditions for issuance of a permit for a bed and breakfast inn at the subject property in the R-2 Zone have been satisfied.
 - (c) If, at the end of the twenty-day notice period, the Zoning Inspector has determined that the applicant has provided credible information indicating that all conditions for issuance of a permit for a bed-and-breakfast inn at the subject property in the R-2 Zone have been satisfied, then the Zoning Inspector shall issue but hold such permit, shall notify the applicant and all interested persons in writing by regular mail that the application has been issued, and shall, after waiting an additional twenty (20) days to allow for appeals to the Board of Zoning Appeals, deliver the zoning permit to the applicant unless an appeal to the Board of Zoning Appeals has been timely filed.
 - (d) Any appeal timely filed to the Board of Zoning Appeals shall cause the issuance of the zoning permit to be stayed pending final resolution of the appeal.
- (3) Change in ownership of a property. Upon a change in ownership of a bed and breakfast inn or the lot or parcel of land on which a bed-and-breakfast inn is located, and prior to the issuance of any zoning permit or license to allow such an existing bed-and-breakfast inn to continue to operate, the new owner of such bed and breakfast inn shall submit to the Zoning Inspector an application to recertify compliance with the conditions required for a zoning permit, and any licensing requirements, of a bed-and-breakfast inn in the R-2 Zone, provided that the current zoning permit to use the property as a bed-and-breakfast inn has not been terminated by abandonment or otherwise. Such recertification shall not rise to the level of a new application for a zoning permit. The Zoning Inspector shall inspect the property to determine that the property continues to comply with all of the conditions for a zoning permit and any licensing requirements of a bed and breakfast inn in the R-2 Zone as were required when the current zoning permit was issued to the previous property owner. Once the Zoning Inspector has made that determination and provided that the current zoning permit to use the property as a bed-and-breakfast inn has not been terminated by abandonment or otherwise, the Zoning Inspector shall recertify the property for continued use of the subject property as a bed-and-breakfast inn.
- (4) Change of use of a property. The use of a property as a bed-and-breakfast inn shall not be expanded in any respect, the number of guest rooms shall not be changed, nor shall use of the property be otherwise changed without application by the owner to, and approval and issuance of the appropriate zoning permit to the owner by, the Zoning Inspector.

(5) Should a bed-and-breakfast inn fail to meet any qualifying condition, or any operation or licensing requirement under which it was authorized to operate; or should the operation of a bed-and-breakfast inn cease for a period of more than twelve (12) consecutive months, the zoning permit therefor shall be automatically revoked.