

Bed and Breakfast

I. Definitions:

- a. Bed and breakfast: A private, owner-occupied business with guest rooms where overnight accommodations and a meal are provided to transients for compensation and where the bed and breakfast is operated primarily as a business

II. Zoning Districts:

- a. R-12 Residential District Conditional Use
- b. R-8 Residential District Conditional Use
- c. R-20 Residential District Conditional Use
- d. B-1 Central Business District Conditional Use
- e. B-3 Neighborhood Business District Conditional Use

III. Site Standards:

- a. The quarters to be utilized by the guests and the occupants of the premises shall be primarily in the principal residential structure. Separate structures, accessory buildings and above garages are permitted to be used as living units or sleeping rooms for bed and breakfast guests.
- b. No more than eight (8) bedrooms per dwelling shall be used for bed and breakfast guests at any time;
- c. One (1) additional parking space shall be required for each bedroom accommodation in addition to the needed number of spaces for the residential use
- d. Parking spaces shall be provided in the side or rear yard and shall not be permitted in the front yards defined by the principal structures building line;
- e. No on-street parking shall be permitted for the residents of the house or the bed and breakfast guests;
- f. The duration of a guest's stay shall be less than two (2) week, defined herein as fourteen (14) consecutive calendar days;
- g. The operators of the bed and breakfast operation must be full time residents of the structure;
- h. Signs for the operation shall not exceed four (4) square feet and be non-illuminated;
- i. Exterior lighting shall be residential in nature and shall not be directed towards adjacent properties.
- j. B & B's may provide food service, but only to guests lodging in the facility. No food preparation will be allowed in any guest bedroom.;
- k. An escape route drawing shall be posted in each guest room;
- l. Smoke detectors shall be located in hallways outside the guestrooms;
- m. A centrally located five-pound, minimum, ABC fire extinguisher shall be located on each inhabited floor; and
- n. An operable telephone shall be located on each inhabited floor.