

832 BED AND BREAKFAST RESIDENCES AND INNS (3/24/05)

832.01 PURPOSE

This section is adopted to provide for overnight tourist accommodations within dwellings in a manner consistent with the preservation of the residential or historic character of the dwelling and premises. (3/24/05)

832.02 CONDITIONAL STANDARDS (5/22/03)

A. Structure Type and Appearance: (5/22/03)

1. Bed and Breakfast Residences: Single-family dwellings, guest houses, and Historic Landmarks are the only eligible structures for this use. (5/22/03)
2. Bed and Breakfast Inns: This use may be established only in single-family dwellings, guest houses, Historic Landmarks, and preexisting structures built as manor houses or inns. No new structures may be built for this use except in commercial or multifamily zoning districts. (3/24/05)
3. New Structures and Additions: The architecture of new structures and additions shall be consistent in appearance with single-family dwellings not used for this purpose. (5/22/03)

B. Operator: The bed and breakfast operator or owner shall reside at the bed and breakfast. (5/22/03)

C. Length of Stay/Guest Register: No guest shall stay more than 60 days in any 1-year period. An accurate, up-to-date guest register shall be maintained and available for review by any authorized agent of the county or state. (5/22/03)

D. Number of Guest Rooms: The maximum number of guest rooms allowed in a bed and breakfast residence shall be 5. The maximum number allowed in a bed and breakfast inn shall be as follows: (5/22/03) (5/22/03)

1. In R-2.5, R-5, R-7, R-8.5, R-10, and HR zoning districts: 5 rooms;
2. In R-15, R-20, R-30, FU-10, RR, RA-1, RA-2, RRFF-5, and FF-10 zoning districts: 7 rooms; (5/22/03)
3. In commercial or multifamily zoning districts or in Historic Landmarks in any zoning district: No limit. (5/22/03)

E. Offstreet Parking:

1. Required number of spaces: 1 for each guest room and 1 for the proprietor. (5/22/03)
2. Design guidelines: The following guidelines shall be used in designing offstreet parking areas to ensure that visual impacts related to required parking areas are minimized.
  - a. No more than half of the front yard area of a lot shall be used for parking. (5/22/03)
  - b. Parking areas located to the side or rear of the bed and breakfast structure shall be screened from adjacent properties using sight-obscuring plants or a wood or masonry fence or wall at least 5 feet in height. (5/22/03)
  - c. Minimum parking area surfacing requirements:
    1. In all commercial, multifamily, and low density residential districts: hard-surface, "Grasscrete" or pavers, or similar surfacing material, but not gravel. (5/22/03)
    2. In rural residential and recreational residential districts: 4 inches of crushed rock. (5/22/03)
  - d. Parking areas shall be defined using timbers, logs, railroad ties, or other acceptable methods. (5/22/03)
  - e. Maneuvering area shall be provided onsite to allow vehicles to exit the property front end first. A waiver of this requirement may be allowed when the bed and breakfast residence or inn takes access from a local street or private road. (5/22/03)
  - f. A reduction in the number of guest rooms may be required if the impacts of the parking area cannot be mitigated. (5/22/03)
3. Offsite Parking: Public rights-of-way shall not be used in satisfying the minimum space requirements for this use. Offsite parking areas may be used provided that: (5/22/03)
  - a. The offsite parking area is not more than 200 feet from the bed and breakfast residence or inn. This distance may be measured from the closest edge of the two properties.

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- b. No natural or manmade barriers separate the parking area from the bed and breakfast residence or inn, and pedestrian access is not otherwise impeded.
  - c. Satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full access to such parking spaces for the bed and breakfast use.
  - d. The offsite parking area is not in violation of this ordinance.
- F. Access: If the property takes access via a private road or access drive which also serves other properties, evidence must be provided by the applicant, in the form of a petition, that all other property owners whose property access is affected agree to allow the specific bed and breakfast use described in the application. Such evidence shall include any conditions stipulated in the agreement. (5/22/03)