

**DEFINITIONS:**

**6.4.40 Lodging (Transient) - Bed and Breakfast Inn**

A dwelling unit having no more than one (1) culinary facility where no more than six guest rooms for short-term lodging and at least one (1) meal per day are provided for compensation and where the operator of the inn is a resident on the premises.

**6.4.41 Lodging (Transient) - Bed and Breakfast Residence**

An owner-occupied dwelling unit having no more than one (1) culinary facility and no more than two guest rooms where short-term lodging with continental breakfast only is provided for compensation by the owner/operator of the residence.

**PERMITTED USES:**

**7.7 TABLE OF PERMITTED USES BY ZONING DISTRICT**

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4
6.4.40 Lodging - * Bed & Breakfast Inn				Z						P	
6.4.41 Lodging - * Bed & Breakfast Res.	Z	Z	A	A						A	

(Z=Zonng Permit    A=Administrative Permit    P=Permitted    (blank)=Not Permitted)

**SPECIAL DEVELOPMENT CRITERIA:**

**\* 8.2.3.3 Lodging - Bed and Breakfast Inn Criteria**

Bed and breakfast inns, as defined in Article 6, shall be subject to the following general requirements in addition to the parking and landscaping requirements as provided in Article 9 and the district regulations for the district in which the facility is located.

1. All of the required approvals shall be obtained prior to establishment of the use including an Administrative or Zoning Permit and Conditional Use approval depending upon the district in which the use is proposed to be located. In addition, an occupational license and a certificate of occupancy for the proposed use shall be obtained from the City. Any additional requirements of the state shall also be required to be satisfied.
2. Common bathroom facilities may be provided rather than private baths for each guest room.
3. No cooking facilities shall be permitted in the individual guest rooms.
4. A common dining area may be provided but cannot be leased for social events except when located in non-residential districts or the B-3 district and only where off-Street parking is provided in accordance with the requirements for meeting and reception facilities as set forth in Article 9.
5. No exterior signage shall be permitted except in accordance with the requirements set forth in Article 10 which are applicable to the district in which the bed and breakfast facility is located.

**\* 8.2.3.4 Lodging - Bed and Breakfast Residence Criteria**

Bed and breakfast residences, as defined in Article 6, shall be subject to the following general requirements in addition to the parking and landscaping requirements as provided in Article 9 and the district regulations for the district in which the facility is located:

1. All of the required approvals shall be obtained prior to establishment of the use, including an occupational license and certificate of occupancy for the proposed use from the City.
2. Common bathroom facilities may be provided rather than private baths for each guest room.
3. Residence kitchens shall not be refitted to meet health department requirements for food preparation. Only continental breakfast food service, with foods purchased from a licensed food seller and served "as is" or only warmed at the bed and breakfast facility shall be allowed.
4. No cooking facilities are permitted in the individual guest rooms.

5. Parking spaces provided for guests, in accordance with the requirements of Article 9, shall be provided in side or rear yards and shall not be located in required front yards.
  6. No exterior signage shall be permitted except in accordance with the regulations of Article 10 for the district in which the facility is located.
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**PARKING:**

6.4.40	Lodging (Transient) Bed & Breakfast Inn	1 per guest room plus 2 spaces for resident occupants
6.4.41	Lodging (Transient) Bed & Breakfast Residence	1 per guest room plus 2 spaces for resident occupants