

216.1317 - Bed and breakfast regulations.

Sec. 13.17.

1. It is required that the Bed and Breakfast establishments located in R-2, R-M, C-1, C-2 and C-3 districts shall be the residence of the owner of the establishment or the residence of a Resident Manager and in either case the person(s) shall reside at all times in the Bed and Breakfast establishment.
2. Bed and Breakfast establishments located in R-1 zoning districts shall be the residence of the owner of the Bed and Breakfast and there shall be no more than two rental rooms and no resident manager permitted.
3. It is required in all Bed and Breakfast establishments that all sleeping rooms as well as all hallways leading to and connecting the sleeping rooms shall contain smoke detectors. In addition, all Bed and Breakfast establishments shall have two entrances (exits) to and from the outside.
4. There shall be a minimum of one bathroom per four sleeping rooms excluding the bathroom used by the owner/resident manager.
5. A current and permanent record of all guests at a Bed and Breakfast establishment shall be maintained and said records shall at all times be available to any State and Village Official including, but not limited to, the Zoning Administrator, Health Officers, Building Inspectors and Village Police, upon verbal request of the official.
6. Wall Signs. Wall signs in residential districts shall be limited to one flat faced, wall mounted identification sign not exceeding six square feet in total size affixed to the front of the establishment. The signs so constructed may not contain any internal lighting. Freestanding signs will be governed per Section 14.04(4) (216.1404(4)).
7. In residential districts, no lighting shall be permitted which flashes, rotates, or directs light onto any adjacent property or public right-of-way.
8. Off-street parking shall be required as follows:
 - (a) One parking space per rental room.
 - (b) Two parking spaces for the owner/manager.
 - (c) All parking spaces shall be provided on site (unless a variance is granted by the Planning Commission) and shall in all cases be approved by the Planning Commission prior to occupancy as a Bed and Breakfast.
9. Prior to the Building Inspector for the Village of Blissfield Issuing an occupancy permit for a Bed and Breakfast, the Zoning Administrator for the Village of Blissfield shall inspect the Bed and Breakfast establishment to ensure that all zoning requirements and

conditions for approval have been met.

10. In the event that the Health Officer for the Village of Blissfield or the County or State Health Departments receive a complaint regarding a Bed and Breakfast establishment located within the Village of Blissfield, the owner and/or resident manager shall cooperate with said officials and shall immediately open the establishment to inspection by the appropriate official(s).
11. All applications for Bed and Breakfast establishments shall be made to the Village Clerk and shall include a site plan showing proposed parking, lighting, signs (including location and size) as well as a floor plan of the proposed Bed and Breakfast establishment showing the location and size of the rental rooms, bathrooms, common rooms, owner/resident manager's living quarters and outside door(s) (entrances/exits) locations.
12. Fees: The fee for the application shall be in accordance with the Village of Blissfield fee schedule for requests for zoning change and site plan reviews.

(Amended: 4-22-02; 9-28-09)