

Sec. 5.9.07. - Bed and Breakfast.

- A. *Principal Residence of Owner.* The owner-occupied dwelling unit in which the Bed and Breakfast operates shall be the principal residence of the owner-operator and the owner-operator shall live on the premises when the Bed and Breakfast is in operation.
- B. *Exterior Appearance.* The structure shall maintain an exterior appearance that is in character with surrounding residential uses. An identification sign (monument or wall sign) no greater than eight (8) square feet in size is permitted; all requirements of Article 15 Signs shall apply.
- C. *Guest Rooms.* The number of guest rooms is limited to one (1) fewer than the total number of bedrooms in the dwelling unit, not to exceed five (5) guest rooms total. Maximum occupancy is limited to two (2) adults per guest room. Use of more than five (5) guest rooms shall be considered as a hotel.
- D. *Maximum Stay.* Length of stay for a lodger shall not exceed thirty (30) consecutive days.
- E. *Separate Cooking Prohibited.* No separate cooking facilities shall be provided.
- F. *Ancillary Services.* Ancillary services such as massage and retail or alcohol sales are only permitted within a bed and breakfast use only if expressly permitted by the Planning Commission and shall only be for guest services, not as a commercial enterprise available to the public without the granting of a variance.
- G. *Permission.* Where a dwelling unit is located within a condominium building, written permission from the condo association shall be required.
- H. *Parking.* One additional on-site parking space shall be provided for each guest room. On-street parking shall not be used to fulfill this requirement.
- I. *Proximity.* In order to avoid the concentration of intensive, non-residential land uses in residential neighborhoods, maintain residential character, and compatibility with adjacent residential uses, no bed and breakfast shall be located within 500 feet of an existing bed and breakfast. The radius shall be measured from the perimeter of the parcel.
- J. *Special Events.* A Bed and Breakfast establishment may be used for an event where non-guests of the bed and breakfast are allowed to gather on the premises. Food and drink may be served to non-guests at an approved event. Such events shall occur no more than four (4) times within a calendar year, with a maximum duration of two (2) days per occurrence. Sufficient parking shall be provided for each event and occupancy shall be determined by the Fire Department and/or Building Official with proper safeguards for places of assembly in force. A temporary use permit shall be obtained in compliance with Sections 5.9.32.I and N., except that duration of each occurrence as specified in this provision shall apply.

(Ord. No. 2012-23, § 3, 5-15-12; Ord. No. 2013-76, § 1, 11-19-13; Ord. No. 2014-65, § 1, 8-26-14)