

Sec. 98-223. - Bed and breakfast.

Bed and breakfast operations may be permitted as a subordinate use to single-family dwelling units subject to city licensing provisions and the following conditions:

- (a) *Historic building.* The applicant must provide proof of historic significance of the dwelling unit. In making the determination, the planning commission shall reference the historic criteria developed and adopted by the historic preservation commission.
- (b) *Residence required.* The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the real property owner and operator, and the real property owner and operator shall live on the premises when the bed and breakfast operation is active.
- (c) *Other applicable regulations.* Such dwellings shall meet all applicable codes and ordinances of the city, county and state.
- (d) *Neighborhood character.* Buildings shall be suitable in character for the use proposed and shall not be cause for a change in character of the neighborhood.
- (e) *Maximum number of rooms.* Not more than six sleeping rooms shall be available for guests of the bed and breakfast.
- (f) *Kitchens and meals.* There shall be no separate cooking facilities provided for the bed and breakfast occupants. Meals, other than those served as a part of the normal operation of the household, shall be served only to occupants of the bed and breakfast facility.
- (g) *Emergency provisions.*
 - (1) Approved smoke detectors shall be provided in individual sleeping units and in common hallways.
 - (2) Emergency egress lighting to assure continued illumination for a duration of not less than one hour in case of emergency or primary power loss.
 - (3) An approved fire extinguisher in the common hallway accessible to all occupants.
 - (4) Every sleeping unit shall have at least one operable window approved for emergency egress or rescue, except where the sleeping unit is provided with a door to a corridor having access to two remote exits in opposite directions.
 - (5) No premises shall be utilized for a bed and breakfast operation unless there are at least two exits to the outdoors from such premises.
- (h) *Occupancy.* Occupancy shall be of a transient nature for periods not to exceed one week in duration in anyone month by any transient occupant. A guest registry indicating name, address, phone number and vehicle license number shall be kept indicating dates

of arrival and departure of guests and shall be available to the city for inspection upon request and shall further be presented for inspecting at the time of annual license renewal.

- (i) *Signs.* An unlighted sign not exceeding six square feet in area may be provided. Such sign may be provided as a ground sign or a wall sign.
- (j) *Demolition of existing buildings prohibited.* No building or structure shall be removed in order to allow for a bed and breakfast use, nor shall such a building or structure be removed in order to provide parking for such a use.
- (k) *Parking.*
 - (1) All parking spaces shall be paved or graded to city standards with materials which maintain the historical character of the neighborhood.
 - (2) Off-street parking shall be provided based upon one space for each rental room and one space for the operator of the facility.
 - (3) If the applicant is unable to meet the criteria of this subsection (k), the applicant may request special consideration from the planning commission. The city's intent is not to encourage yards to be destroyed, landscaping removed or the integrity of the neighborhood altered in order to provide parking.
 - (4) In those instances where parking requirements cannot be met, the applicant may request special consideration from the planning commission. In such a case, the applicant shall submit an analysis of parking required and parking provided within a 300-foot radius of the subject parcel. After analyzing this data, the planning commission may lower the number of the required parking spaces based on the fact that sufficient off-street parking exists in the neighborhood.

(Ord. of 5-18-2009, § 4.403)