

ZONING DISTRICT USE STANDARD													
R-A	R-1	R-1A	R-1B	R-2	R-3	R-MHP	S&O	B-1	B-2	I-1	I-2	OP	Reference
<b>Commercial</b>													
Bed and Breakfast (B&B)	C	C			C			C					60.2K

## 60.2 Use Standards

### K. Bed and Breakfast Inn

- 1) All applicable local, state and federal regulation shall be met, including those pertaining to construction, health, safety and welfare.
- 2) The minimum site area of the parcel occupied by a bed and breakfast use shall be 4 acres, all of which shall be contiguous and under the same ownership.
- 3) No food preparation, other than beverages, is allowed within individual guestrooms. Meal service shall be restricted to residents and overnight guests only.
- 4) In addition to required parking of the principal dwelling unit, a minimum of 1 off-street parking space shall be provided for each guestroom. All guest parking areas shall maintain a minimum of a chip/seal surface.
- 5) No common dining or lounge areas may be leased for social or business events. Services of the facility shall be provided to guests of the inn only.
- 6) The maximum stay shall not exceed 14 consecutive days
- 7) A maximum of 6 guestrooms shall be permitted on the premises. Unless otherwise noted in this sub-Article, all guestrooms shall be located in the principal residential structure.
- 8) The owner/operator of a bed and breakfast inn shall be a resident of the principal residential structure and there shall be no employees except immediate members of the family household.
- 9) In the R-A district on parcels of over 20 contiguous acres, up to 2 guestrooms may be
- 10) located in an accessory building or guesthouse.