

15-2.4-11. CRITERIA FOR BED AND BREAKFAST INNS.

A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional Use permit. No Conditional Use permit may be issued unless the following criteria are met:

- (A) The Use is in an Historic Structure, addition thereto, or an historically Compatible Structure.
 - (B) The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
 - (C) The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
 - (D) In an Historic Structure, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
 - (E) The rooms are available for Nightly Rental only.
 - (F) An Owner/manager is living on-Site, or in Historic Structures there must be twenty-four (24) hour on-Site management and check-in.
 - (G) Food service is for the benefit of overnight guests only.
 - (H) No Kitchen is permitted within rental room(s).
 - (I) Parking on-Site is required at a rate of one (1) space per rentable room. If no on-Site parking is possible, the Applicant must provide parking in close proximity to the Bed and Breakfast Inn. The Planning Director may waive the parking requirement for Historic Structures if the Applicant proves that:
 - (1) no on-Site parking is possible without compromising the Historic Structure or Site, including removal of existing Significant Vegetation and all alternatives for proximate parking have been explored and exhausted; and
 - (2) the Structure is not economically feasible to restore or maintain without the adaptive Use.
 - (J) The Use complies with Section 15-1-10, Conditional Use Review.
- (Amended by Ord. No. 06-69)