



# Community Development Land Use Application

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Property Information:					
STREET ADDRESS OR LOCATION OF PROPERTY					
ZONE	OVERLAY ZONE	TOWNSHIP	RANGE	SECTION	TAX LOT(S)

Owner:	Applicant/Representative Other than Owner:
NAME	NAME OF APPLICANT / REPRESENTATIVE
ADDRESS	ADDRESS
PHONE	PHONE
EMAIL	EMAIL
SIGNATURE	SIGNATURE

**Proposed Use:**

**Existing Use:**

**Site Plan:**

Please attach a site plan of the property showing lot dimensions, sizes, and locations of all existing and proposed structures. The site plan must show the structure's setbacks to all property lines as well as access to the site and the parking area layout. Site plans must be drawn to scale and show the needed information pertinent to the request. Parking Maps for VRDs must have scaled dimensions showing the location of required 9'x18' car spaces.

Specific of Request:			
Conditional Use	Non-conforming	Subdivision	Zoning Code Amendment
Landscape/Access Review	Planned Development	Temporary Use	Zoning Map Amendment
Major Partition	Property Line Adjustment	Vacation Rental	Appeal
Minor Partition	Setback Reduction	Variance	

For Office Use Only	
Application Received:	File Number:
Application Deemed Complete:	120-Day Decision:
Staff Decision (Type 1)	PC Decision (Type 2)



## Community Development **Bed & Breakfast**

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### Section 6.135 BED & BREAKFAST ESTABLISHMENTS

The following conditions shall apply to all bed and breakfast establishments in R-2, R-3 and R-C Zones, plus any other conditions the Planning Commission feels necessary in order to preserve the residential character of the neighborhood.

1. Maximum number of rental units shall be two (2), with a total occupancy of no more than five (5) persons.
2. Establishment shall be owner-occupied.
3. One (1) off-street parking space shall be provided for each rental unit plus the two (2) spaces for the residential unit.
4. Annual fire inspection. 5. Signing is limited to a 1 1/2 square foot nameplate, non-illuminated.

### Section 6.136 Variance Procedure For Bed & Breakfast Establishments.

A variance for additional units may be considered if the following criteria are met:

1. Abutting property owners are in agreement.
2. House has architectural design that would accommodate the use without changing the character of the neighborhood.
3. Adequate approved parking is provided.
4. Building meets Fire & Life Safety Code with annual inspection required.

Please answer the following questions with as much detail as possible.

- a. How many rental units are proposed?
- b. What is the requested occupancy?
- c. How many off-street (9ft x 18ft) are available for the owner and the guests on the property and how will they be configured so the owner and the tenants will have adequate access? Be sure to identify the parking spaces on your site plan.

- d. What safety measures will be incorporated into the lodging facilities (for example: the location of fire extinguishers, smoke alarms, carbon monoxide detectors)?
- e. Signage is limited to a 1.5 sq. ft. non-illuminated nameplate. How will any proposed signage comply with this limitation? Be sure to identify the signage on your site plan.

The following additional standards and questions only apply to requests that require approval under the variance procedures in Section 6.136 for an expanded bed & breakfast establishment with more than two guest rooms (the maximum number of guestrooms is five).

- f. Do you have documentation from the neighboring property owners that states they do not object to the proposed use?
- g. How does your structure meet the architectural design to accommodate the use without changing the character of the neighborhood?
- h. How will the additional parking spaces required for the increased number of guestrooms provide adequate parking for the proposed use? Will you have to alter your current site conditions (landscaping, fencing, access, etc.) to create additional parking spaces?
- i. In conjunction with the increased number of guestrooms, explain any additional fire and life safety measures that will be incorporated into the building or operation of the Bed and Breakfast. For example: posting evacuation routes from each guestroom or the addition of a fire suppression sprinkler system.