

22.58.011 Bed and breakfast establishments.

A bed and breakfast establishment (B&B) is permitted in specified zoning districts subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review approval in accordance with Chapter 22.66 FMC. A B&B shall be established and operated in conformance with the following standards and criteria:

- (a) The parcel upon which the B&B is to be established, and the structure, in which it will be operated, shall generally conform to all standards of the applicable zoning district.
- (b) The B&B shall be an incidental or secondary use to the primary use, which is considered to be the principal residential dwelling unit.
- (c) The exterior appearance of the structure housing the B&B shall not be altered from its original single-family character.
- (d) The owner/lessee of the structure housing the B&B shall operate the establishment and reside on-site.
- (e) Service shall be limited to the rental of bedrooms. Meal service shall be limited to the provision of breakfast for registered guests.
- (f) A maximum of four bedrooms or suites may be made available for rent.
- (g) No separate or additional kitchens for guests are permitted.
- (h) Receptions, private parties or similar activities, for which a fee is paid or which are allowable as a condition of room rental, may be permitted upon a determination by the planning commission that such activities will not significantly impact the adjoining neighborhood.
- (i) The parcel upon which the B&B is to be established shall not qualify for city approval of an accessory dwelling unit or home occupation in addition to the B&B.
- (j) No B&B shall be located closer than 200 feet to another B&B, as measured in a straight line from property line to property line.
- (k) A city business license shall be obtained annually in accordance with Chapter 5.04 FMC. The B&B shall be exempt from the home occupation requirements of FMC 22.58.013.
- (l) Signage shall be limited to one nameplate sign not exceeding one and one-half square feet in area mounted on an exterior wall of the structure housing the B&B.
- (m) One off-street parking space shall be provided on-site for each rental bedroom. The number of required off-street spaces may be reduced by the number of spaces available on the street frontage adjoining the parcel upon which the B&B is to be established, if the planning commission determines that sufficient on-street parking will exist to satisfy parking demand in the neighborhood once the B&B has been established. Any additional off-street parking provided in conjunction with the B&B shall, to the extent possible, be located to the side or rear of the structure housing the B&B in order to minimize visual impacts on the streetscape. Off-street parking shall be designed to reduce impacts on adjoining properties through the installation of vegetative screening and/or fencing. The parking surface and additional driveway surface required to provide access to the parking area shall be constructed of a permeable surface such as interlocking paving blocks (cement or plastic) or other porous pavement which minimizes impervious surface and achieves a superior appearance when compared with asphalt or concrete. For additional off-street parking standards, see Chapter 22.60 FMC. (Ord. 1246 § 15, 2000).