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).