

# CVC Bed and Breakfast Ordinance Statements 10Jan2019

## Section 2.02 Definitions

BED AND BREAKFAST INN: Any dwelling in which overnight accommodations are provided or offered for transient guests for compensation, including provision for a morning meal only for the overnight guest. A bed and breakfast is distinguished from a motel in that a bed and breakfast establishment shall have only one set of kitchen facilities, employ only those living in the house or up to one additional employee, and have a facade style consistent with the surrounding homes.

## Section 18.08 Special Land Uses Explanations

### 8. Bed-and-Breakfast Inns in the VC Districts.

- a. Sufficient parking for the rooms shall be located off-street and shall not be located in the front yard.
- b. No bed-and-breakfast inn shall be located closer than three hundred (300) feet to another bed-and-breakfast inn.
- c. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the inn.
- d. The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, and said operator shall live on the premises while the establishment is active.
- e. There shall be a maximum of six (6) rooms for lodging.
- f. Sufficient landscaping shall be used to screen adjacent residences from parking areas or any outdoor eating area.
- g. A sketch plan showing the floor plan shall be submitted for approval.

h. Maximum sign size shall be twenty (20) square feet with a maximum height of five (5) feet. Sign materials are to be comparable with the architecture of the building.

## Section 18.10 Special Land Use Restrictions

22. Motels, Hotels, Bed and Breakfast Inns, (other than in R-1 & R-2 districts) including Accessory Convention/Meeting Facilities and Restaurants.

a. Access shall be provided so as not to conflict with the adjacent business uses or adversely affect traffic flow on a major thoroughfare.

b. Each unit shall contain not less than two hundred fifty (250) square feet of floor area.

c. No guest shall establish permanent residence at a motel for more than thirty (30) days within any calendar year.

## Section 20.03 Minimum Number of Parking Spaces Required

Motel without restaurant/lounge; bed and breakfast inn

1.0 space per guest room, plus two (2) spaces, plus 1.0 space per each two (2) employees Outdoor sales, display 1.0 space per 800 sq. ft. of such area Recreational vehicle, boat, mobile home and similar sales

1.0 space per 800 sq. ft. gross leasable floor