

### Bed and Breakfast Guest Unit

#### Definition Sec. 8-3002

A bedroom within a dwelling unit rented for lodging with breakfast to transient guests.

#### Section 8-3025(a), (b), 8-3028, and Article K

Zoning Districts where permitted by right:

*Section 8-3025(a):	RIP, RIP-A, RIP-A-1, RIP-B, RIP-B-1, RIP-C, RIP-D, and I-P
Section 8-3025(b):	B-H, B-C-1, B-G, B-B, R-B-C
Section 8-3028:	2-B and 3-B
**Article K Mid-City:	TN-2 (up to 4 rooms), TC-1 (up to 8 rooms), TC-2 (up to 8 rooms),
Misc. Sections:	PUD-MXU, PUD-LU, PUD-B-R

Zoning Districts where permitted subject to approval by the Zoning Board of Appeals:

*Section 8-3025(a):	R-D
Section 8-3025(b):	N/A
Section 8-3028:	2-R, 3-R, 1-B
**Article K Mid-City:	TN-2 (5 to 8 rooms)
Misc. Sections:	N/A

#### Conditions:

\*Such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purpose.

\*\*a. No food preparation, except beverages, is permitted within individual guestrooms.

\*\*b. Meal service may be provided only to registered guests.

\*\*c. The operator of the bed and breakfast inn shall be a full-time resident of the structure in which the bed and breakfast inn is housed.

#### Section 3-3089 Off-Street Parking Requirements

The required parking for the dwelling unit plus 1 additional space for the guest unit.

Article K Mid-City:

Buildings less than 2,500: Parking is not required.

Buildings greater than 2,500 SF: Min: 1 space 1,000 SF; Max: 1 per 500 SF

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**Form Revised: December 27, 2013**