

Section 115-343

- (6) Bed and breakfast establishment in the Single Family (R1), Residence (R-2), Special Residence (R-3), Low Density Multiple (R-4), Multiple Dwelling (R-5), Special Multiple Dwelling (R-6), Local Business Districts, the Washburn Residential District and historic buildings in the Public and Semi-Public Districts provided that, in addition to off-street parking spaces required in [section 115-393](#), one parking space shall be provided for each of the rooms which are available for rent, and further provided said establishment complies with any and all applicable sign ordinances. When allowed, bed and breakfast establishments shall be subject to the following additional requirements:
- a. An approved floor plan shall be kept on file with the Department of Planning and Development.
  - b. The owner shall reside on site. An owner shall be an individual with 25 percent or greater interest in the inn.
  - c. The use is considered a commercial activity and requires site plan approval by City Plan Commission.
  - d. Parking shall not be detrimental to nearby properties due to excess noise, odor, glare or other factors.
  - e. Nothing which contributes to the historic nature of the neighborhood in which the bed and breakfast inn is located may be removed to provide additional space for the inn or parking for the inn.
  - f. There shall be no other bed and breakfast inn within 400 feet of the property. This distance requirements may be reduced by the Common Council with a determination that public health, safety and welfare shall be preserved. The inn shall be located only in a historically significant structure.
  - g. There shall be no substantial modifications to the exterior appearance of the structure; however, fire escapes, entrances for persons with disabilities and other features may be added to protect public safety.
  - h. No interior modification shall be injurious to this historic character of the structure, including but not limited to, floors, woodwork, chair rails, stairways, fireplaces, windows, doors, cornices, festoons, molding, and light fixtures.
  - i. Breakfast shall be served on the premises only for guests and employees of the inn. Rooms may not be equipped with cooking facilities. No other meals shall be provided on the premises.
  - j. The bed and breakfast establishment shall provide a minimum of one parking space per bed and breakfast sleeping room and a minimum of two parking spaces for the use of the operator and family of the operator provided, however, the City Plan Commission may determine it sufficient for less parking spaces in extenuating circumstances so long as it is not detrimental to the neighborhood. Parking requirements must be met on the site of the bed and breakfast establishment

dwelling and must comply with the off-street parking requirements in [section 115-393](#).

- k. Signs shall conform to the requirements of [chapter 111](#).
- l. The structure that is requested to be licensed shall be designated as a historic structure pursuant to the provisions of article II of [chapter 20](#).
- m. The minimum size structure containing the bed and breakfast establishment shall be 2,000 square feet of normal residential space, exclusive of garages and storage sheds. Lavatories and bathing facilities shall be available to all persons staying at any bed and breakfast establishment.
- n. Any bed and breakfast establishment is permitted to have up to 4 rooms for rent. Any additional rooms for rent may be approved by the Common Council and will be determined by the total square footage of the primary structure, the existing number of available bedrooms, the ability to meet the off-street parking requirement, and the impact supporting additional rooms will have on the surrounding neighborhood.