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### **1123.141 Bed and breakfast establishments.**

Any place of lodging that provides four or fewer rooms for rent on a temporary basis, is the owner's personal residence, is occupied by the owner at the time of rental, and where meals may be served to guests.

The following standards shall apply to the operation of any bed and breakfast establishment defined above:

- (1) Bed and breakfast establishments shall only be permitted within a single-family, detached dwelling or accessory structure, unless otherwise approved by the BZA.
- (2) The owner of the premises shall reside full-time in the dwelling while operating guest lodging.
- (3) No more than four bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.
- (4) One off street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
- (5) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- (6) Meals provided for cost in a bed and breakfast establishment shall only be served to the guests who are lodging at the bed and breakfast establishment.
- (7) Guests shall be permitted to reside at the facility for not longer than three continuous weeks.

(Ord. No. 2023-O-2568, § 1, 2-13-23)