

ARTICLE 1

GENERAL PROVISIONS AND DEFINITIONS

BED AND BREAKFAST FACILITY - A use which provides short-term transient lodging, including serving only breakfast to overnight lodgers, for which rent is paid and subject to the following conditions:

- (1) The use shall be clearly incidental and secondary to the use for dwelling purposes;
- (2) The use shall be carried on only by owners with at least a fifty-one percent (51%) ownership interest, and who reside on the premises;
- (3) The use shall not require external alteration of the dwelling except as may be required to meet fire and building codes;
- (4) Each room to be rented shall be designed and intended to accommodate no more than two persons;
- (5) Each room shall be rented for no longer than seven (7) days. Any facility which rents rooms for more than seven days shall be regulated as a boarding house;
- (6) The use shall not adversely affect the uses permitted in the notification area and in the immediate neighborhood by excessive traffic generation, noise and the like;
- (7) The owner-operator shall maintain a guest log and other records, which shall be subject to annual review and inspection;
- (8) The use shall not be conducted within any accessory building in a residential zone;
- (9) The conditional use permit shall become null and void upon the sale or transfer of the property;
- (10) All off-street parking areas shall be completely screened with landscaping;
- (11) The use shall be in compliance with all applicable state and local laws, including Health Department rules and regulations.

DWELLING, SINGLE FAMILY – A building occupied exclusively for residential purposes by one family or one housekeeping unit.

DWELLING UNIT – One room or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by a family as owner, by rental or lease on a weekly, monthly or longer basis; physically separated from any other rooms or dwelling units which may be in the same building, and containing independent kitchen and sleeping facilities.

EXTENDED-STAY HOTEL - Multiple family dwelling(s) with rental or lease of less than one week, provided such rentals or leases of less than one week

shall comprise less than 50% of the total dwelling units within the structure(s).

SHORT-TERM VACATION RENTAL – A dwelling unit, as defined herein, that is rented (in part or entirely) for not longer than 30 days, and advertised as such, where a permanent residence is not established by the occupant(s) (mailing address, vehicle registration, etc.). This use may also be known as a “short-term residential rental” but does not include hotels, motels, extended-stay hotels, bed and breakfast facilities, boarding or lodging houses, nursing homes or assisted living facilities. This use is also subject to all of the following requirements:

- (1) The property shall not be rented for events such as weddings and wedding receptions, business meetings, parties, or similar group events;
- (2) There shall be no more than five (5) sleeping rooms;
- (3) The property owner shall maintain a guest log, as required by (insert law or regulation), which shall be subject to annual review and inspection;
- (4) Any applicable Transient Room Taxes as required by (insert name of law or regulation), are to be paid on an annual (or more frequent) basis;
- (5) No freestanding or wall signage shall be permitted on the premises advertising the short-term vacation rental;
- (6) No additional blacktop, concrete or gravel parking shall be permitted beyond that normally provided in comparable neighborhood residences.
- (7) A standard gauge diamond mesh wire fence, of durable construction, at least 52” in height, set on 7½-foot posts with a required 6” top board, shall be constructed along the property boundary between this use and land that is being actively used for agricultural purposes, unless the owner of the agricultural property agrees to an exemption.

HOTEL - A building or group of buildings containing individual sleeping or living units, designed for the temporary occupancy of transient guests; and including hotels, tourist courts, motor lodges, motor hotels or auto courts, but not including boarding or lodging houses.

MOTEL - A building or group of buildings, containing individual sleeping or living units, designed for the temporary occupancy of transient guests and including hotels; tourist courts; motor lodges; motor hotels or auto courts; but not including boarding or lodging houses.

ARTICLE 8

AGRICULTURAL RURAL (A-R) ZONE

8-1(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

For any of the following conditional uses established after January 26, 1995, a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses.

- 25. Bed and breakfast facilities, limited to the rental of not more than five (5) rooms per property, provided that no use permitted under this section shall be located less than one (1) mile, as measured from the facility, from another use permitted under this section. The Board of Adjustment, in considering approval of such conditional use, shall consider and make a finding that the number of rooms granted shall not have an adverse effect on surrounding properties. In addition, in considering such a conditional use, the Board of Adjustment shall take into consideration the number of bed and breakfast facilities, if any, within the general neighborhood of the property being considered for such use.
- 28. Short-term vacation rentals.

AGRICULTURAL BUFFER (A-B) ZONE

8-2(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

For any of the following conditional uses established after January 26, 1995, except where the A-B zone is adjacent to the county boundary, and the property is a minimum of 10 acres and has frontage on a state highway, a total of 10,000 square feet shall be the maximum allowable for all structures proposed for such uses.

- 15. Bed and breakfast facilities, limited to the rental of not more than five (5) rooms per property, provided that no use permitted under this section shall be located less than one (1) mile, as measured from the facility, from another use permitted under this section. The Board of Adjustment, in considering approval of such conditional use, shall consider and make a finding that the number of rooms granted shall not have an adverse effect on surrounding properties. In addition, in considering such a conditional use, the Board of Adjustment shall take into consideration the number of bed and breakfast facilities, if any, within the general neighborhood of the property being considered for such use.
- 17. Short-term vacation rentals.