

# Bed and Breakfast Regulation

MTAS Survey | August 2011

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## 1. Does your city regulate Bed and Breakfast (B&B) establishments through your zoning ordinance?

Item	Count	Percent %
Yes	5	100.00%

## 2. Which zones allow B&Bs?

Item	Count	Percent %
Higher density residential districts and most commercial districts.	2	40.00%
AR, R-1, R-2, OSRD (RESIDENTIAL)	1	20.00%
C-2, SC-1, T-5, T-4	1	20.00%
R-2, R-3, all commercial districts	1	20.00%

## 3. Does the Board of Zoning Appeals have to approve B&Bs as special exceptions (conditional uses, use on review, etc.)?

Item	Count	Percent %
No	3	75.00%
Yes	1	25.00%

## 4. Is there a limit on the maximum number of guest rooms that can be developed in an individual B&B?

Item	Count	Percent %
Yes	3	75.00%
No	1	25.00%

## 5. What is the maximum limit?

Item	Count	Percent %
12	1	33.33%
5	1	33.33%
Limited by density of various residential districts; no maximum in commercial districts.	1	33.33%

## 6. Does the proprietor have to live in the B&B structure?

Item	Count	Percent %
No	2	66.67%
Yes	1	33.33%

## 7. Is there a limit on the number of non-resident employees that can work in the B&B?

Item	Count	Percent %
No	3	75.00%
Yes	1	25.00%

## 8. What is the limit number of non-resident employees?

Item	Count	Percent %
2	1	100.00%

**9. Is off-street parking required for B&Bs in your city?**

Item	Count	Percent %
Yes	4	100.00%

**10. How many spaces are required per guest room?**

Item	Count	Percent %
1	2	50.00%
1 space	1	25.00%
TRAFFIC STUDY REQUIRED	1	25.00%

**11. Do the off-street parking spaces have to be screened from adjoining properties?**

Item	Count	Percent %
Yes	4	100.00%

**12. Can a B&B have a sign?**

Item	Count	Percent %
Yes	4	100.00%

**13. How large can it be?**

Item	Count	Percent %
20 square feet	1	25.00%
8 SQ. FT. TOTAL, 4 SQ. FT. / SIDE	1	25.00%
depends on size of building; max. of 50 s.f.	1	25.00%
Depends upon the zoning district.	1	25.00%

**14. Can the sign be lighted?**

Item	Count	Percent %
Yes	3	75.00%
No	1	25.00%

**15. Are "events" allowed to be held at B & Bs?**

Item	Count	Percent %
Yes	2	66.67%
No	1	33.33%

**16. Is extra parking required?**

Item	Count	Percent %
Yes	2	100.00%

**17. Which of the following fire safety measures are required for B&Bs in your community? (check all that apply)**

Item	Count	Percent %
exit signage	2	100.00%
fire extinguishers	2	100.00%
smoke/fire alarms	2	100.00%
commercial-grade sprinklers	1	50.00%
dual exits	1	50.00%
residential-grade sprinklers	1	50.00%

**18. Which standard fire code is currently enforced in your city?**

Item	Count	Percent %
2006 International Fire Code	1	25.00%
2006 Uniform Fire Code &NFPA 1	1	25.00%
2009	1	25.00%
NFPA 1 Uniform Fire Code; International Building Code	1	25.00%