

Summary of Existing Zoning Ordinance Provisions

DEFINITIONS, ARTICLE 20

BED AND BREAKFAST: A single family detached dwelling unit which is owner or manager occupied, in which five (5) or fewer guest rooms without cooking facilities are rented to transient visitors for a period not to exceed thirty (30) days.

DWELLING: A building or portion thereof, but not a MOBILE HOME, designed or used for residential occupancy. The term 'dwelling' shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for more or less transient occupancy.

HOTEL, MOTEL: A building or portion thereof or a group of buildings which provide sleeping accommodations in six (6) or more separate units or rooms for transients on a daily, weekly or similar short-term basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, tourist home or otherwise. A hotel or motel shall be deemed to include any establishment which provides residential living accommodations for transients on a short-term basis, such as an apartment hotel. A hotel or motel may contain one or more eating establishments as a subordinate use, provided that such establishment is located within the principal hotel/motel structure, and meeting rooms and/or conference facilities.

ROOMING HOUSE: Any building or portion thereof containing sleeping accommodations for five (5) to twelve (12) persons wherein normally a charge is paid for such accommodations. The term 'rooming house' shall be deemed to include the term 'boarding house', but not motel or other accommodations used for transient occupancy.

DISTRICTS AND USE LIMITATIONS

NP: Not Permitted, P: Permitted, SE: Special Exception, SP: Special Permit

Dis.	Dwelling Units	Bed and Breakfast	Hotel, Motel	Rooming House	Use Limitations
R-A	P (detached SFD ¹ / MH ²)	SE	NP	NP	
R-P	P (detached SFD / POSO ³)	SE	NP	NP	
R-C	P (detached SFD / POSO)	SE	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
R-E	P (detached SFD / POSO)	SE	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
R-1	P (detached SFD)	SE	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)

¹ SFD – Single family dwelling

² MH – Manufactured homes

³ POSO - Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.

Dis.	Dwelling Units	Bed and Breakfast	Hotel, Motel	Rooming House	Use Limitations
R-2	P (ADU ⁴ / detached SFD)	SE	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
R-3	P (ADU/ detached SFD)	NP	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
R-4	P (ADU/ detached SFD)	NP	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
R-5	P (ADU/ detached & attached SFD)	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
R-8	P (ADU/ detached & attached SFD)	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
R-12	P (ADU/ attached SFD / MFD ⁵)	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
R-16	P (ADU/ attached SFD / MFD)	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
R-20	P (ADU/ attached SFD / MDF)	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
C-1	NP	NP	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
C-2	NP	NP	NP	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
C-3	NP	NP	SE	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls ** limited to older structures (group 7)
C-4	NP	NP	SE	SP** / SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls

⁴ **ADU** – Affordable dwelling unit

⁵ **MFD** – Multi family dwelling

Dis.	Dwelling Units	Bed and Breakfast	Hotel, Motel	Rooming House	Use Limitations
					** limited to older structures (group 7)
C-5	NP	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
C-6	NP	NP	SE	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
C-7	NP	NP	P	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
C-8	NP	NP	P	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
C-9	NP	NP	P	NP	
PDH	P (ADU/ detached & attached SFD / MFD)	NP	NP	P*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls, when represented on an approved development plan
PDC	NP	NP	P	P (secondary) *	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls, when represented on an approved development plan
PRC	P (ADU/ detached & attached SFD / MFD)	SE	P* SE**		*in areas approved for Convention/Conference Center ** in Villages and town centers
PRM	P (ADU secondary / MFD)		P (secondary)		
PTC			P	P*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls providing off-campus residence for more than four (4) unrelated persons who are students, faculty members, or otherwise affiliated with an institution of higher learning, when represented on an approved development plan
I-I	NP	NP	NP	NP	
I-1	NP	NP	NP	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
I-2	NP	NP	SE	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls

Dis.	Dwelling Units	Bed and Breakfast	Hotel, Motel	Rooming House	Use Limitations
I-3	NP	NP	SE	SE*	*Dormitories, fraternity/sorority houses, <u>rooming/boarding houses</u> , or other residence halls
I-4	NP	NP	SE	NP	
I-5	NP	NP	SE	NP	
I-6	NP	NP	NP	NP	

8-706 Additional Standards for Rooming Houses

1. Rooming houses shall be located on lots which have direct access to a major thoroughfare or a service drive parallel to same, or shall be located on lots within a Community Business Center (CBC) as delineated on the adopted comprehensive plan.

9-526 Additional Standards for Bed and Breakfasts

1. The Board shall determine that the proposed bed and breakfast use does not pose any adverse impacts on the surrounding properties and preserves the residential character of the adjacent area.
2. All bed and breakfast uses shall be permitted only in residential structures, including normal residential accessory structures. Alterations undertaken on structures shall be limited to those which will not alter the exterior appearance of the structure from that of a dwelling or normal residential accessory structure.
3. A bed and breakfast shall not include an eating establishment, however breakfast and other light fare may be provided for resident guests. In addition, this provision shall not preclude the filing and approval of a separate Group 7 special permit application for a restaurant.
4. No off-street parking or loading space for the bed and breakfast use shall be located in any required side or rear yard that abuts an R district and all off-street parking spaces shall be adequately screened to minimize adverse impacts on adjacent residential properties. No more than three (3) parking spaces for the bed and breakfast use shall be located in any required front yard unless specifically permitted by the Board on a finding that such parking provisions will not adversely affect the character of the surrounding residential area.

9-512 Additional Standards for Hotels, Motels

1. When located in an I district, such a use shall be an integral design element of a site plan for an industrial building or building complex containing not less than 100,000 square feet of gross floor area.

OFF-STREET PARKING, SECT. 11-104

1. Bed and Breakfast: Two (2) spaces per single family dwelling, provided that only one (1) such space must have convenient access to a street, plus one (1) space per guest room in the bed and breakfast
6. Hotel, Motel: One (1) space per rental unit, plus four (4) spaces per fifty (50) rental units, plus such spaces as are required for eating establishments, assembly rooms and affiliated facilities as determined by the Director

TRANSITIONAL SCREENING & BARRIERS, ARTICLE 13

	Dwellings, detached	Dwellings, attached	Dwellings, multiple family or mobile home	Child care centers, churches, chapels, nursery schools, private schools	Community uses (Group 4)
Bed and Breakfast					
Hotel, Motel	2 E, F or G	2 E, F, or G	1 E, F, or G	H	H

Transitional screening (planted in accordance with Par. 3 of Sect. 13-303)

Type 1 = 25' wide

Type 2 = 35' wide

Type 3 = 50' wide

Barriers

A = 42 – 48" wall

B = 42 – 48" solid fence

C = evergreen hedge with an ultimate height of at least 42 – 48"

D = 42 – 48" chain link fence (may be required to include inserts, coating or additional landscaping)

E = 6' wall

F = 6' solid fence

G = 6' chain link fence (may be required to include inserts or be coated)

H = one row of 6' trees

