

# BED & BREAKFAST

CODE TEXT AMENDMENT



# PROPOSAL SUMMARY

- Concerns about commercial activities and large gatherings in residential zones and the impacts of those activities on the neighborhood
- Concerns about the size of B&Bs in residential zones

# PROPOSED AMENDMENT

- Limit the size of B&Bs in residential zones to 6 rooms for short-term rent
  - B&Bs in commercial zones or in RZ would not have a room limit
- Receptions, banquets or catering would not be an option in residentially zoned areas
  - B&Bs in commercial zones or in the RZ would have the ability to request approval for receptions, banquets, or catering

# PROPOSED TEXT

- H. If located in the C-2, C-3 or RZ zones, receptions, banquets, or catering may be permitted as an additional use to an approved bed and breakfast conditional use when the applicant can show adequate facilities and parking exists on the lot or when arrangements are made with the permission of surrounding lot owners.
- R. If located in the R-1-7, R-1-9, R-1-11, R-1-15, R-1-22, RA-1-43 zones, a maximum of six (6) rooms may approved for short-term rent.

## PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Ream: I make a motion that we recommend to approve to amend the Midway City Municipal Code of Section 16.13.35: Bed and Breakfast Establishments. The proposed code will amend the regulations for Bed and Breakfast establishments. We accept staff findings, and the amendment will be as written in the staff report except, that the amount of allowable rentable rooms is limited to 6 and not 4.
- Ayes: Commissioners: Bouwhuis, McKean, Whitney, Simons, Ream and Crawford
- Nays: None

# POSSIBLE FINDINGS

- Bed and Breakfast establishments located in residential zones should be similar in size and impact as other dwellings in the same zones.
- Bed and Breakfasts will be limited to a maximum of six rentable rooms in the R zones
- Bed and Breakfasts will not be limited on the maximum number of rentable rooms in the commercial zones or the resort zone.
- Bed and Breakfasts in R zones will not have the ability to host receptions, banquets, or catering.
- Bed and Breakfasts in the commercial or resort zones will have the ability to petition the City to host receptions, banquets, and catering.