

7.10.20. - Bed and Breakfast Residences.

- A. *Generally.* In the RE-1, RE-2, and HIRD Zoning Districts a Bed and Breakfast Residence is permitted as a Conditional Use subject to Section 11.07.00 and the requirements of this Section. A Bed and Breakfast Residence is also permitted by right or as a conditional use on certain lot types as identified in the PTV and PRW zoning districts. A Bed and Breakfast Residence may also be approved as a Conditional Use in any other zoning district if the structure is listed on the National Register of Historic Places or is a contributing structure, as defined in the Code of Federal Regulations. Unless exempt, Historical structures are subject to the provisions of this Section.
- B. *Minimum Standards.*
1. The following requirements shall apply to all Bed and Breakfast Residences:
 - a. The Bed and Breakfast Residence must be secondary to the use of the premises for dwelling. All operators of a Bed and Breakfast Residence must own and occupy the building where said use will occur as their principal residence. Separate structures, accessory building and garages are not permitted to be used as living units or sleeping rooms.
 - b. Only a singular sign, for the purposes of identification, no advertisement shall be permitted. Identification sign shall not exceed four (4) square feet in area and shall not be illuminated.
 - c. The maximum number of guest rooms made available for rent shall be five (5).
 - d. One (1) off-street parking space shall be provided per guest room. All off street parking shall meet the minimum design criteria of Section 7.06.00.
 - e. No food preparation or cooking shall be conducted within any bedroom nor other individual rented rooms. Meals shall only be provided to overnight guests, unless the conditional use approval specifies provisions for food service to the general public.
 - f. The exterior appearance of the structure shall not be altered from its single-family character.
 - g. Guests are limited to a length of stay no longer than thirty (30) consecutive days.
- C. *Restrictions.* Unless it is designated a Hotel or Motel, and then only if it is located in accordance with the provisions of the CG, or HIRD, PTV, or PRW zoning districts, no structure shall be constructed for the sole purpose of being used as a Bed and Breakfast Residence; and no existing structure shall be enlarged or expanded for the purpose of providing additional rooms for guest occupancy.

MARTIN COUNTY, FLORIDA

Bed and breakfast inn. An establishment operated by an owner or manager living on the premises which offers transient lodging accommodations to the general public. This definition specifically excludes halfway houses and nonsecure residential drug and alcohol treatment and rehabilitation facilities.

Sec. 3.58. - Bed and breakfast inn.

3.58.A. When located in an AG or AR district, the inn shall be associated with an agricultural use, such as a commercial stable, and shall offer no more than six guest rooms.

3.58.B. When located in a RE, RS or any Category "B" district not more than two guest rooms may be rented unless the inn is located on a lot that is at least one acre in size. If the lot is at least one acre, then the maximum number of guest rooms which may be rented shall be six.

3.58.C. When located in a district allowing multiple-family use, not more than ten guest rooms may be rented.

3.58.D. The owner or manager of the residence must live in and manage the bed and breakfast inn.

3.58.E. The outside appearance of the inn shall be consistent with its use as a residence.

3.58.F. Individual guest rooms shall not contain any cooking facilities other than small convenience appliances such as a coffee maker.

3.58.G. Meals shall be served only to guests taking lodging in the inn.

3.58.H. Only daily rates shall be offered, a current guest register shall be maintained, and the length of stay for any guest shall not exceed 14 consecutive days.

3.58.I. Unless located within an area where on-street parking is allowed, there must be one off-street parking space provided for each guest room plus two spaces for the primary residential unit. Parking areas must be located to the side or rear of the inn and screened by opaque fence or plantings at a minimum height of five feet when parking is within 25 feet of residential property.

3.58.J. If located in an area where on-street parking is allowed, the number and location of parking spaces for inn guests and the permanent residents shall be specified in the development order.

3.58.K. Signs shall comply with the following criteria:

1. In the AG and AR districts one free-standing or fence mounted roadside sign shall be allowed on the property subject to compliance with the following:

- a. The sign shall not exceed six square feet;
- b. The sign shall not be positioned with its top higher than six feet above street level;
- c. Positioning of the sign shall not block the view of any street intersection or driveway;
- d. Wording shall be limited to the name and type of the establishment;
- e. Lighting shall be limited to one downward directed light, positioned to illuminate only the sign.

3.58.L. In all other districts, signs shall be allowed on the property subject to compliance with the following:

1. Wording shall be limited to the name and type of the establishment;
2. Signs shall not be illuminated;
3. Signs shall not exceed four square feet;
4. No freestanding roadside signs are allowed, roadside signs must be attached to a fence or mailbox with a top no more than six feet from ground level.

CITY OF DELRAY BEACH, FLORIDA

BED AND BREAKFAST INN. A use within a designated historic or contributing structure which provides temporary overnight guest accommodations for rent to nonpermanent residents.

(Y) **Bed and breakfast inns.** In addition to the requirements of the underlying zone district, Section 4.5.1, Historic Preservation Districts and Sites, other applicable general regulations, parking regulations, and special conditions imposed through the conditional use process, the following requirements shall apply to Bed and Breakfast Inns:

(1) Location. Bed and Breakfast Inns shall only be established as follows:

(a) Within designated historic buildings, which are located on Individually Designated sites as listed in Section 4.5.1(K) or on those properties classified as "Contributing" within a designated historic district, as listed in Section 4.5.1(L); and which are a permitted or conditional use within the zoning district.

(b) Not within 300 feet of another Bed and Breakfast Inn, measured lot line to lot line in a straight line, when located within the Medium-Density, Multi-Family (RM) district.

(2) Parking. Parking for Bed and Breakfast Inns shall be provided as follows: (a) Parking shall comply with the requirements in Section 4.6.9. (b) One parking space shall be provided for the manager/owner and one parking space shall be provided for each guest room. (c) All required parking shall be provided in a manner which will not detract from the character of either the neighborhood or the historic property. No designated parking spaces may be located within the front or side-street setback areas (d) Circular driveways, and/or tandem parking spaces with a maximum two car depth are permitted (e) No parking may be provided via mechanical lift.

(3) Common area. Within each Bed and Breakfast Inn, a common area must be provided for a central dining area and for, at least, one reading/discussion/living room.

(4) Guest rooms. (a) There shall be no cooking facilities or food storage facilities in any guest room. Guest rooms do not have to contain bathroom facilities. (b) The number of bedrooms provided for guest use shall be as existed when the structure was originally constructed with subsequent additions, unless modifications are necessary to comply with Building, Fire, and/or Health codes. An existing guest cottage, subject to the requirements of Section 4.3.3(Q) may be used as the primary residence of the Property Owner. Historically designated guest cottages may also be used for paying guests.

(5) Meals. Breakfast shall be the only meal provided for paying guests who are using the facility overnight. The breakfast meal shall not be served after 11:00 a.m.

(6) Maximum stay. The maximum stay for each guest shall be not more than 14 days during any 30-day period. A guest book which accurately identifies all customers for each night's lodging shall be maintained by the owner and/or manager.

(7) Employees and personnel. No more than one nonresident may be employed in the management and administration of the facilities on-site. This restriction excludes maintenance and cleaning personnel.

(8) Property owner. The owner of the Bed and Breakfast Inn property must reside on the property.

(9) Events. Events and/or private parties shall be limited to the property owner and guests staying at the Bed and Breakfast Inn.

CITY OF PALM BAY, FLORIDA

TOURIST AND TRANSIENT LIVING ACCOMMODATIONS. Any place wherein tourists, transients, travelers, or persons desiring temporary residence may be provided with sleeping, sanitary or cooking facilities:

(1) ***MOTEL.*** A building in which lodging, or boarding and lodging, are provided and offered to the public in contradistinction to a boarding or lodging house, or a multiple-family dwelling; the same as a hotel, except that the buildings are usually designed to serve tourists traveling by automobile, ingress to rooms need not be through a lobby or office, and parking usually is adjacent to the dwelling unit.

(2) ***TOURIST COURT.*** A group of tourist accommodation units under one (1) ownership or on one (1) tract of land providing facilities for overnight guests or for longer periods of time, and with cooking or eating facilities within the individual units.

(3) ***HOTEL.*** A building in which lodging, or boarding and lodging, are provided and offered to the public for compensation, and which ingress and egress to and from all rooms are made through an inside lobby or office supervised by a person in charge at all times. As such, a hotel is open to the public, in contradiction to a boarding or lodging house, apartment hotel, or multiple dwelling.

CITY OF JUPITER, FLORIDA

Bed and breakfast means an owner-occupied single-family dwelling that offers overnight lodging for paying transient guests and which serves breakfast to those guests

Hotels, motels, timeshares, bed and breakfast, and inns may be permitted up to three stories, and may include a half story if roofline architectural variations and/or enhancements are determined to be appropriate.

Bed and Breakfast, inn, motel or hotel (10 rooms or less)

Hours of operations for all allowed uses, except bed and breakfast, shall not extend beyond the hours of 6:00 a.m. to 10:00 p.m.

CITY OF STUART, FLORIDA

Bed and breakfast inn means a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry, as defined in F.S. 509.242(1)(f), amended time to time.

Bed and breakfast inns	1 parking space per room or unit, plus 2 spaces for owner/manager
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