

## Amendment 198

### EXISTING

(6) Bed and Breakfast Establishments:

(a) Statement of Intent: It is the intent of this subsection to establish reasonable standards for Bed and Breakfast Establishments to assure that:

1. The property is suitable for transient lodging facilities.
2. The use is compatible with other uses in the residential and agricultural districts.
3. Residential and agricultural lands shall not be subject to increased trespass.
4. The impact of the establishment is no greater than that of a private home with house guests.

(b) The following requirements for Bed and Breakfast establishments together with any other applicable requirements of this Ordinance shall be complied with:

1. The minimum lot size shall be one (1) acre.
2. Off-street parking shall be provided in accordance with Sections 7.6.3 and 7.6.4 of this Ordinance.
3. The residence shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
4. The residence shall have at least two (2) exits to the outdoors.
5. No more than three (3) sleeping rooms in the residence may be used for rental purposes.
6. Not more than eight (8) overnight guests may be accommodated at any time.
7. The rooms utilized for sleeping shall be a part of a dwelling that has received an occupancy permit prior to the application for a Bed and Breakfast Special Use Permit. **(REVISED BY AMENDMENT 143)**
8. The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.
9. Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by owner/occupant.
10. The Township Board shall require that a floor plan drawn to an architectural scale of not less than 1/8" = 1 foot be on file with the Fire Department.
11. Each owner/operator of a Bed and Breakfast Establishment shall keep a guest registry which shall be available for inspecting by the Zoning Administrator, and police and fire officials at any time.
12. The length of stay for each guest shall not exceed seven (7) days within any thirty (30) day period.
13. In the event that the Township Board determines that noise generation may be disturbing to neighbors, or that the location of the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require that fencing and/or a planting buffer be constructed and maintained.
14. Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment shall be prohibited.
15. A special use permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.
16. Breakfasts shall be the only meals served to transient tenants.  
**(ADDED BY AMENDMENT 136)**

### PROPOSED

(6) Bed and Breakfast Establishments:

(a) Statement of Intent: It is the intent of this subsection to establish reasonable standards for Bed and Breakfast Establishments to assure that:

1. The property is suitable for transient lodging facilities.
2. The use is compatible with other uses in the residential and agricultural districts.

3. Residential and agricultural lands shall not be subject to increased trespass.
  4. The impact of the establishment is no greater than that of a private home with house guests.
- (b) The following requirements for Bed and Breakfast establishments together with any other applicable requirements of this Ordinance shall be complied with:
1. The minimum lot size shall be one (1) acre.
  2. Off-street parking shall be provided in accordance with Sections 7.6.3 and 7.6.4 of this Ordinance.
  3. The residence shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
  4. The residence shall have at least two (2) exits to the outdoors.
  5. ~~No more than three (3) sleeping rooms in the residence may be used for rental purposes.~~ The number of guest units included in a Bed and Breakfast establishment shall be in accordance with the following table:

Lot Size <sup>(1)</sup>	Number of Guest Units Allowed
Between 1 acre and 5 acres	3
More than 5 acres, but less than 10 acres	4
10 acres or more	5
<i><sup>(1)</sup> No acreage required above may be subject to a recorded conservation easement that excludes dwellings.</i>	

6. ~~Not more than eight (8) overnight guests may be accommodated at any time.~~ Not more than two adult guests are permitted in each guest unit.
7. The rooms utilized for sleeping shall be a part of a dwelling that has received an occupancy permit prior to ~~he the~~ application for a Bed and Breakfast Special Use Permit. **(REVISED BY AMENDMENT 143)**
8. ~~The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.~~ Each guest room shall have a minimum size of 100 square feet.
9. Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by owner/occupant.
10. The Township Board shall require that a floor plan drawn to an architectural scale of not less than 1/8" = 1 foot be on file with the Fire Department.
11. Each owner/operator of a Bed and Breakfast Establishment shall keep a guest registry which shall be available for inspecting by the Zoning Administrator, and police and fire officials at any time.
12. The length of stay for each guest shall not exceed seven (7) days within any thirty (30) day period.
13. In the event that the Township Board determines that noise generation may be disturbing to neighbors, or that the location of the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require that fencing and/or a planting buffer be constructed and maintained.
14. Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment shall be prohibited.
15. A special use permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.
16. Breakfasts shall be the only meals served to transient tenants.  
**(ADDED BY AMENDMENT 136)**

Add the following definition to Article III:

**Guest Unit.** A room or group of rooms (only one of which is used for sleeping) occupied, arraigned or designed for occupancy by 1 or more guests for compensation, such as in a bed and breakfast establishment.