

BED AND BREAKFAST APPLICATION FORM
SUPPLEMENT TO SPECIAL USE PERMIT APPLICATION

SPECIAL USE PERMIT NO. _____ BED AND BREAKFAST NO. _____

PARCEL NUMBER 28-11-

Requirements for documents and information filled out in full by the applicant for the items listed in 8.7.3 (6)(b) below in addition to the requirements of Section 8.1.3. (Special Use Permits).

Section 8.7.2 Special Uses that May be Permitted: The following land and structure uses may be permitted within the particular zone districts cited, PROVIDED that requirements specified in Section 8.1 and the applicable specified conditions established herein can be complied with:

(9) Bed and Breakfast Establishments within the residential and agricultural zone districts.

Section 8.7.3 Site Development Requirements: A special use permit shall not be issued for the occupancy or use of a structure or parcel of land, or for the erection, reconstruction or alteration of a structure unless complying with the following site development requirements.

Without limiting the powers of the Township Board in any other Section of this Ordinance, the Township Board shall have the authority to revoke any special use permit when, after reasonable warning, the operator of any use permitted under this Section fail to comply with any of the requirements stipulated. In addition, the Township Board may, to prevent injury or damage to adjoining properties which may impair public health, welfare or safety, require additional conditions and safeguards:

(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 the primary residential use and not specifically constructed for rental purposes.
 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)

