

## CHAPTER 2 - GENERAL ZONING PROVISIONS

### SECTION:

#### 6-2-24: - BED AND BREAKFAST ESTABLISHMENTS PROHIBITED:

It shall be illegal to operate a bed and breakfast establishment in any residential zoning district or on any property zoned for a residential use except as allowed for within the provisions of the transitional use district. ~~Notwithstanding said prohibition and the restrictions on expansion and enlargement as set forth in Section 6-10-3 of this Title, bed and breakfast establishments which are legal nonconforming uses on or before November 10, 1997, may be expanded and/or enlarged subject to all of the following conditions:~~

- ~~1. The expansion and/or enlargement is typical of an improvement to a single-family residential structure;~~
- ~~2. The total number of guestrooms is not increased;~~
- ~~3. The expansion and/or enlargement constitutes no more than a five percent (5%) increase in the gross floor area of the principal structure in existence either:
  - ~~3.1. At the time the property on which the structure is located was annexed to the City, or~~
  - ~~3.2. At the time the structure was established as a nonconforming use;~~~~
- ~~4. The expansion and/or enlargement complies with the height, bulk and setback requirements for the zoning district, in which the bed and breakfast is located.~~