

## **SPECIAL EXCEPTION PROVISIONS FOR BED AND BREAKFAST CONDITIONAL USES FOR HOME OCCUPATIONS**

### **Definitions:**

**Bed & Breakfasts/Inns:** Owner-occupied homes or portions thereof, where short-term (no more than a week at a time) lodging rooms (and possibly, meals are provided). No more than four (4) guestrooms can be available for accommodation in such an establishment at any one time.

**Home Occupation:** An occupation, profession, or trade customarily, and commonly, carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit/s.

### **District Regulations for Home Occupations:**

Customary home occupation in single-family dwellings, provided all of the following conditions are met:

1. Conducted inside dwelling by resident family members;
2. Utilizes not more than 25% of total dwelling floor area;
3. No change in exterior appearance of dwelling;
4. No outside display of products;
5. No sale of products except those made on premises or consumables incidental to a service;
6. Create no health or safety hazard, noise, offensive emissions, traffic hazard, unsightly conditions or nuisance;
7. Activity is not visibly evident outside dwelling, except for a wall-mounted sign not over one (1) square foot in area; and
8. Applicable business license fees are paid to the Town of Six Mile.

### **Supplemental Regulations for Bed & Breakfasts:**

Bed and Breakfast/Inns shall be allowed in any zoning district as a special exception subject to the following conditions:

- Inspection and approval by the Six Mile Area Fire Department. All units of rental occupancy shall meet the requirements of the Standard Housing Code. If the Bed and Breakfast/Inn locates guest rooms above the first floor, at least two exit stairways must be provided for egress from the upper floors.

- Where and when structural changes to guest room walls and ceilings are to be affected, 1 hour or greater fire separation between guest rooms will be required.
- All electric convenience outlets located in bathrooms for guests must be a GFI type.
- Operator complies with state accommodation tax law.
- No lit-up signs at night in neighborhoods, unless light shielded from neighboring residences.
- No events held outside creating disturbances to neighbors.
- No cooking in sleeping chambers.
- No blocking of exits.
- Windows are capable of egress in case of fire.
- Smoke detectors (HWW/BATTBU) must be installed in all guest rooms and emergency lights must be provided in the emergency egress pathway (corridor) from each guest room. \*
- Fire extinguishers must be placed periodically inspected as determined by the Six Mile Area Fire Department.\*
- Carbon monoxide detectors.\*
- No unvented heating devices shall be installed or used in or near guest rooms.
- Bed and Breakfast Inns will be subject to random compliance inspections by the Fire Department or the Zoning Administrator.
- Meals may be served only to registered guests.
- The resident owner shall maintain a guest register to include names, addresses, and dates of occupancy of all guests.
- The resident owner shall provide off-street parking with at least one parking space per rental unit (room, cottage, etc.).
- The principal use of a Bed and Breakfast/Inn dwelling shall remain residential.
- In residential districts, only one freestanding or one wall mounted sign, not to exceed four square feet in area, non-illuminated, may be located on the premises of a Bed and Breakfast Inn.
- Applicable business license fees must be paid to the Town of Six Mile.

\* in working conditions at all times.