

## Sec. 29.1302. BED & BREAKFAST ESTABLISHMENTS.

### (1) **Special Use Permit.**

(a) Bed & Breakfast Establishments must obtain a Special Use Permit from the Zoning Board of Adjustment.

(b) The Special Use Permit is not transferable to a subsequent owner or to another property.

(c) The Special Use Permit shall be deemed expired and void after a one-year period of disuse of the property as a Bed & Breakfast Establishment.

### (2) **Primary Residence.** The dwelling unit must be the primary residence of the property owner.

### (3) **Occupancy.**

(a) Limited to a maximum occupancy of two adults per approved bedroom.

(b) The Zoning Board of Adjustment will determine the number of approved bedrooms (up to five), specific to the constraints of the property.

(c) Guest stays shall be limited to a period of thirty-one (31) consecutive days or less.

### (4) **Off-Street Parking Requirements.**

(a) One reserved space per guest room, plus one space for the owner.

(b) The parking spaces shall meet standards established by Section 29.406 of this ordinance.

(5) **Registry of Guests.** A guest registry is required to be maintained and kept for a period of one year. It shall be made available for examination by the City upon request.

(6) **Fire Safety Requirements & Inspection.** All applications must include verification of having passed a fire-safety inspection. Subsequent inspections may be conducted to verify correction of deficiencies, or as necessitated by complaints.

(7) **Food Service.** Breakfast shall be the only meal served. Only guests residing in the structure or persons living in the premises may be served. Commercial kitchens are prohibited.

### (8) **Local and State Regulations.**

(a) The Bed & Breakfast Establishment must comply with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses. Required taxes must be paid pursuant to *Ames Municipal Code Section 24.3*. Documentation of tax payments may be required.

(Ord. No. 4427, 12-22-20)