

Bed and Breakfast, Hotel/Motel, Inn/Guest House use definitions – 5/27/22 = DRAFT Markup

Bed and Breakfast - An owner-inhabited, furnished residential structure with 6 or fewer rooms available for overnight rental to the transient, traveling or vacationing public. The owner shall reside on the premises for 6 or more months per year, and shall be on-premises when the rooms are rented. Breakfast may be served to guests. The primary use of the structure and the appearance is as an owner- occupied residence.

Hotel or Motel - A commercial structure with 10 or more furnished rooms available for overnight accommodation. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public, as long as Standard Restaurant uses are allowed in the zoning district in which the use is located. The primary use and appearance of the structure is considered commercial.

Inn or Guest House - A residential structure, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation. Access to each room is from the interior. Meals may or may not be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.