

## Section 719.147 – Bed and Breakfast Inns

### A. Bread and Breakfast Inns are allowed, subject to the following:

1. They must be incidental to the principal use of a dwelling unit as a single-family dwelling unit.
2. Not more than twenty-five (25) percent of the total floor area of the dwelling unit, or five bedrooms, whichever is less, shall be used for bed and breakfast guest rooms.
3. Bed and breakfast inns shall be confined to the dwelling unit, the principal dwelling unit on the property.
4. Rooms for sleeping shall be a minimum of ninety (90) square feet for single occupancy, one hundred (100) square feet for double occupancy, one hundred fifty (150) square feet for triple occupancy, and two hundred (200) square feet for four-person rooms.
5. There shall be a maximum of four (4) occupants per room. Each sleeping room shall have a wall dimension of at least nine (9) feet in length.
6. No separate cooking facilities are permitted for the bed and breakfast stay. The food served will be limited by applicable state law and subsequent guidelines published by the Michigan Department of Public Health.
7. The maximum consecutive length of stay for any guests of bed and breakfast operations shall be fourteen (14) days.
8. The dwelling unit that contains the bed and breakfast establishment shall be the principal residence of the owner/innkeeper. Said owner/innkeeper shall reside on the premises when the bed and breakfast inn is in operation.
9. In the residential district, one sign not to exceed six square feet in area shall be permitted.
10. Parking shall be provided as follows: One (1) off-street parking space shall be provided for each guest room rented, in addition to the requirements for residential family vehicles. Front yard parking is prohibited. Parking lot lighting is not permitted in residential or multiple districts except for the use of porch lights or low-voltage landscape lights. The Planning Commission

may approve low-intensity bollards that are not over 36 inches in height, based on catalog specifications, including illumination coverage details. In residential or multiple-district areas, parking shall not be permitted within a required rear yard setback unless the Planning Commission determines that adequate screening can be provided to ensure that the quality of life of the abutting residential property owners will not be deteriorated. To preserve the residential character of the area, the Planning Commission may permit the stacking of the owners' vehicles.

11. The Planning Commission may limit the number of guest rooms permitted if it finds that the proposed characteristics of the use will be excessive for the site or have the potential to negatively impact the residential character of the site and surrounding properties.
12. Screening for off-street parking shall be provided for abutting residential uses. Such screening shall consist of a dense evergreen planting with shrubs not less than three and one-half (3 1/2) feet tall at the time of planting. The operator of a bed and breakfast shall maintain screening.
13. Each sleeping room used for the bed and breakfast operation shall have a separate smoke detector alarm. A fire extinguisher shall be kept on each floor in a location to be determined by the Building Inspector.
14. The owner/operator of the bed and breakfast inn shall install carbon monoxide monitors in each sleeping room and shall comply with all applicable adopted codes of the Township.
15. Special Land Use approval for bed and breakfast inns is not transferable to subsequent owners.