

§ 260-52 Bed-and-breakfast establishments.

[Amended 12-13-2021 by L.L. No. 3-2021]

Bed and Breakfast establishments, usually resulting in the conversion or change in use of a single-family dwelling, are subject to compliance with the conditions outlined in this chapter and the New York State Fire Prevention and Uniform Building Codes. Before issuance of a Special Use Permit, the following criteria must be met for bed-and-breakfast establishments:

- A. The building proposed for occupancy as a Bed-and-Breakfast shall contain no more than three lodging rooms for hire, accommodating a maximum of six transient lodgers, as defined by the capacity of wastewater disposal system(s) and potable water supply.
- B. The Bed-and-Breakfast shall be hosted (as defined by Ch 5-4) by the owner or a designated full-time host, residing on the premises. Hosted is defined as the on-site presence of the owner at the property during the duration of the rental period. If the owner is not a natural person, then owner occupancy shall be satisfied so long as the host is a natural person owning at least a 50% interest in the corporate owner and occupies the residence during the duration of rental period. Unhosted Bed-and-Breakfasts are prohibited.
- C. No Bed-and-Breakfast use shall be established on a lot that is within 500 feet of another lot measured along the same street frontage on which there is an existing Bed-and-Breakfast establishment.
- D. The exterior of the building and surrounding grounds shall be maintained consistent with the character of the area.
- E. All parking shall be located outside of the highway right-of-way, with a minimum of one space per bedroom.
- F. Use/occupancy of the premises (including the lands on which the building sits) as a bed-and-breakfast shall be limited to those persons occupying the lodging rooms for hire. Additional invitees/guests of the persons occupying the lodging rooms for hire shall not be permitted.