

# DEVELOPMENT SERVICES DEPARTMENT

## Planning & Zoning Division

**MEMORANDUM**  
**PZ 07-16-99**

**TO:** Robert Rawls, Interim Town Administrator

**FROM:** Mark A, Kutney, AICP, Development Services Director

**DATE:** July 8, 1999

**RE:** Authorization to proceed with Land Development Amendment for Bed and Breakfast Land Use

Staff has been approached by a prospective operator of a bed and breakfast facility desiring to develop such a facility on residentially zoned land within the Town. Currently the Land Development Regulations do not address bed and breakfast facilities with the exception of the Western Theme Overlay District which states the following: “(F) Lodging uses (i.e. Motel and Bed and Breakfast) are uses to be permitted and encouraged in this District.” However, even with this reference, there are no other regulations to provide guidance relative to the development of these facilities.

Staff is of the opinion that a bed and breakfast facility can be a potentially good use to permit within the Town in certain residential and commercial zoning districts; (in addition to the Western Theme District). Staff believes it is necessary to review the Comprehensive Plan , Land Development Regulations and the Bed and Breakfast Industry Standards prior to proposing any future amendment.

Specifically, items to be investigated include: Locational criteria; definition; density treatment, category of use; operational criteria; and any other special considerations that may be warranted. With the appropriate references and care in drafting a proper ordinance, staff believes that these facilities can be incorporated as a viable use within the Town. The Staff seeks Council authorization to proceed with this work endeavor.

**RECOMMENDATION:** Staff recommends that Town Council authorize staff to prepare the proper amendments and ordinance for the revision of the Land Development regulations incorporating bed and breakfast facilities.