

CHAPTER FOUR

ACCESSORY USES, SIGN REGULATION & USE SPECIFIC STANDARDS

H. Bed and Breakfast.

All bed and breakfast uses shall be subject to the following standards:

1. Structures shall not be altered in a way that changes the general residential appearance;
2. A minimum of one (1) parking space shall be provided for each guest bedroom and two (2) spaces for the owner. Additional parking shall be required if reception or party space is available. If four (4) or more uncovered off-street parking spaces are provided, visual screening from adjacent residential uses shall be required;
3. One (1) sign shall be allowed, with a size limit of two (2) square feet on roads with a speed limit of thirty (30) miles per hour or less and six (6) square feet on roads with a speed limit greater than thirty (30) miles per hour. Internally illuminated signs are not allowed. Externally illuminated signs must meet the standards of Section 4.2;
4. No receptions, private parties or similar activities for which the owner receives a fee shall be permitted unless expressly approved through the review and approval of a Conditional Use Permit;
5. The maximum length of stay shall be thirty (30) days;
6. All guestrooms shall be located within the principal structure;
7. Other than registered guests, no meals shall be served to the general public unless expressly approved. No cooking facilities shall be allowed in the guest rooms;
8. All bed and breakfast establishments must comply with Mesa County Health Department Regulations. Written approval by the Mesa County Health Department is required prior to approval by the City; and
9. All bed and breakfast establishments shall comply with fire code and building code requirements. Written approval by the governing fire district and building department is required prior to approval by the City.