

STAFF EVALUATION

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Case No.: Zoning Ordinance Amendment, ZOA24-0177

Planning Commission Date: May 16, 2024

City Council Date: June 12, 2024

General Information

Description of Proposal	The proposed amendment reflects a proposed consolidation of two types of bed and breakfast use. If that consolidation is approved, this amendment would update the verbiage used within the signage provision to reference only a single type of bed and breakfast.
Relevant Existing Zoning Definitions	<p>Bed and breakfast 1. A building or portion thereof containing not more than nine (9) sleeping rooms, in which room and board are offered to transient residents.</p> <p>Bed and Breakfast 2. A building or portion thereof containing not more than nine (9) sleeping rooms, in which room and board are offered to transient residents, and in which events may be held.</p>
Current Regulations	<p>Chapter 3 – Uses Permitted</p> <p>Sec. 3-2. – Table of uses permitted.</p> <p>The “Table of uses permitted” indicates that “bed and breakfast 1” and “bed and breakfast 2” requires approval of a Use Permit in the R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, R-M, C-1, C-2, C-3, RT-1, BB-1, BB-2, BB-3, DT-1, DT-2, DT-3, PH-1, PH-2, PH-3, FM-1, FM-2, and FM-3 districts. Both uses are permitted by right in the FM-4 district.</p> <p>...</p> <p>Chapter 10 – Signs</p> <p>...</p> <p>Sec. 10-19. - One and two family residential district sign regulations.</p> <p>(1) Signs in conjunction with a bed and breakfast 1 or a bed and breakfast 2. Signage shall generally be as permitted in article I of this chapter, however the following shall also apply:</p> <p>(a) No more than two (2) signs that, together, total no more than twenty-eight (28) square feet are permitted per establishment.</p> <p>(b) Wall signs shall not exceed five (5) square feet in sign area.</p> <p>(c) Only one (1) sign may be freestanding.</p> <p>(d) Freestanding signs shall be a maximum of six (6) feet in height.</p> <p>(e) Signs shall not be internally illuminated.</p> <p>(f) Changeable electronic message signs shall be prohibited.</p>

Analysis

The proposed amendment updates the language regarding signage associated with the bed and breakfast use.

This item is being brought forward in conjunction with Zoning Ordinance Amendments No. 24-0173, No. 24-0174, No. 24-0175, and No. 24-0176 which will together establish new restrictions on how and where short-term rentals within the City can operate, and will clarify other similar uses.

Currently, the ordinance permits two types of bed and breakfasts; however, proposed Zoning Ordinance Amendment 24-0174 would consolidate these into a single type of permitted bed and breakfast. If that consolidation is approved, this amendment would update the verbiage used within the signage provision to reference only a single type of bed and breakfast.

Staff recommends approval of ZOA 24-0177.