

ORDINANCE NO. 2592

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING ARTICLE III OF CHAPTER 18.156 OF THE REDLANDS MUNICIPAL CODE RELATING TO BED AND BREAKFAST INNS

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Article III of Chapter 18.156 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

"ARTICLE III BED-AND-BREAKFAST INNS

18.156.230 Purpose of provisions.

The purpose of this Article III is to encourage the preservation of homes identified by the Historic and Scenic Preservation Commission as having special historical, architectural or cultural significance to the community by establishing procedures for permitting bed-and-breakfast inns in such homes.

18.156.240 Definitions.

As used in this article:

A. "Bed-and-breakfast inn" means a residential building containing a specified number of guestrooms occupied by a specific number of persons, which provides living units and meals for transient guests, and which is managed and occupied by the owner of the property in residential zones or by a manager residing on the property in nonresidential zones.

B. "Bed-and-breakfast use" means use of property for a bed-and-breakfast inn.

C. "Historical, architectural or cultural significance" means the architecture or design of the structure is exemplary of a significant or unique architectural style; or, the structure was a site of a significant historical or cultural event; or, the structure was owned by a person or group of persons who have significant historical or cultural involvement with the development of the city.

18.156.250 Commission approval requirements.

Application shall be in the form of a conditional use permit. These additional requirements shall be imposed:

A. In residential zones, the inn structure shall serve as the primary residence of the owner, and if a corporation is the owner, a majority shareholder shall reside primarily in the inn structure. In nonresidential zones, a full-time manager shall reside on the property.

B. The Historic and Scenic Preservation Commission shall review the proposal for a determination of historical, architectural or cultural significance prior to Planning Commission review, and its recommendations shall be considered by the Planning Commission in imposing conditions on the project. The inn structure shall be included on the City's Register of Historic and Scenic Properties, or on a State or National listing of historical significance, during the life of the permit.

C. Check in hours for guests shall be determined by the owner of the bed and breakfast inn.

D. Meals shall be served only to overnight guests of the bed-and-breakfast inn, except as provided in subsection E of this section.

E. In nonresidential zones only, an ancillary use limited to a coffee/tea house, gift shop and/or restaurant serving the public may be permitted provided the serving area or sales area of such use(s) does not occupy more than ten percent of the gross floor area of the dwelling. The ancillary use shall be approved as part of the permit for the bed-and-breakfast use. The size of the serving area or sales area of such use(s) shall be based on the parcel's ability to provide the required parking for the use(s) pursuant to Section 18.164 of this Title. The hours of operation shall be determined based on compatibility with the adjacent land uses, except that if the parcel abuts a property in residential use, the hours of operation shall not extend beyond eight p.m.

F. In residential zones, no long-term rental of rooms shall be permitted; the maximum length of stay for guests shall be fourteen days. In nonresidential zones, the maximum length of stay for guests shall be thirty days.

G. No cooking facilities shall be allowed in the guestrooms.

H. Applications shall be subject to a one-year review period by the Planning Commission.

I. If the use at any time becomes unduly intrusive to the neighborhood, or the owner fails to comply with all conditions of approval related to the permit, the permit may be revoked pursuant to Chapter 18.192 of this Title.

J. The permit to operate is granted in accordance with Chapter 18.192, Conditional Use Permits, of this Title. Where the bed-and-breakfast use or any portion thereof is discontinued for one hundred eighty days, the permit shall become null and void and a new permit shall be required to re-establish the use.

K. The owner of the bed and breakfast inn shall be subject to the requirements of Chapter 3.24 of the Redlands Municipal Code regarding the collection and payment of Transient Occupancy Tax imposed by this Chapter. The owner shall keep and preserve, for a period of three years, all records of rents and guests as required in Chapter 3.24. The City shall have the right to inspect said records at reasonable times to ensure compliance with this Chapter.

L. Satisfactory evidence of compliance with State and local laws in other land-use endeavors, if any, shall be provided by the owner as a prerequisite to any approvals under this Article.

18.156.260 Property development standards.

A. The lot upon which the bed-and-breakfast inn is to be established shall conform to all standards of the zoning district in which it is located, and shall not be further subdivided.

B. One parking space in a permitted location shall be provided on the same lot for each guestroom and each employee, in addition to the required parking spaces serving the resident owner.

C. Outdoor living space shall be provided in accordance with the minimum standards of the zone.

D. Any sign shall be reviewed as part of the conditional use permit application, and shall not exceed four square feet in area in residential zones, and twenty square feet in area in nonresidential zones. If not attached to the residence, a sign shall not exceed three feet in height. One sign shall be permitted. The sign may be lighted externally. Lighting shall be turned off between ten p.m. and six a.m.

E. Number of Rooms.

1. In the single-family residential zones, the number of guestrooms shall not exceed one room for each multiple of minimum lot area required for each dwelling unit in the underlying zone, with a maximum number of ten.

2. In the multiple-family residential and nonresidential zones, the maximum number of rooms shall be determined by the adequacy of the parcel to provide on-site parking and outdoor living space.

F. The Planning Commission may determine a reasonable maximum limit to the total number of guests staying at the inn.

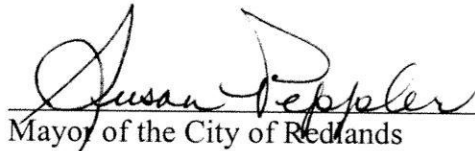
G. The provisions of Article VI of this chapter, on nonresidential uses in a residential building, shall apply to bed-and-breakfast inns.

H. In addition to standards required of all conditional uses, per this chapter, the Planning Commission may require the preservation and maintenance of significant permanent landscaping features and significant historical, architectural or cultural features of the structure or property.

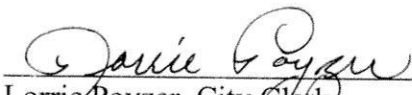
18.156.270 Location - Conditional use permit.

Subject to the provisions of this Article, a conditional use permit for a bed-and-breakfast inn use in existing single-family homes shall be available within any zone in the City."

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

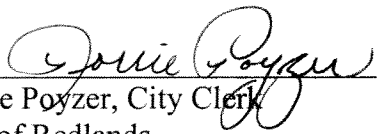
  
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Mayor of the City of Redlands

Attest:

  
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Lorrie Poyzer, City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 4th day of January, 2005, by the following vote:

AYES: Councilmembers Gil, Gilbreath, George, Harrison; Mayor Peppler  
NOES: None  
ABSENT: None

  
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Lorrie Poyzer, City Clerk  
City of Redlands