

Owner Occupied Tourist Homes Specific IUP Criteria

- 1) The home shall be located on a lot that is owned by and includes the primary residence of the host or host family. The host or host family shall reside on the lot during any period of guest stay.
- 2) The home may be located within a principal or accessory structure, provided that all applicable building, housing, and sanitation codes are met.
- 3) Minimum lot area shall be computed at the rate of 1,500 square feet per guest room. This computation shall not include any portion of a lot that is considered to be undevelopable by local or state law. This computation shall not include the lot area requirement for the host family.
- 4) Paying overnight guests may be served only breakfast by the host or host family. The preparation of food by paying overnight guests may be permitted within guest rooms if properly inspected and licensed for that purpose.
- 5) Guest stay per person shall be limited to a maximum of twenty-nine (29) continuous days within a sixty (60) day period.
- 6) Off-street parking shall be provided on the basis of two spaces for the host or host family, plus one space per guest room. Off-street parking spaces may be stacked (i.e. one vehicle space behind another). One-half of available on-street parking adjacent to the lot may be utilized to fulfill this requirement. The number of people permitted to rent the Tourist Home shall not exceed the number of occupants listed on the rental certificate.
- 7) One unlighted exterior sign shall be permitted. The sign shall not exceed two square feet in area and be attached flat to the wall of the principal structure.
- 8) Bed and Breakfast and Tourist Homes shall be subject to all terms and conditions of the hotel/motel tax as defined in Chapter 64 beginning 7/1/2018 and be operated in accordance with state law notwithstanding conforming or non-conforming use status.
- 9) A home must be inspected and licensed pursuant to City Code Chapter 33A and all other applicable city, county and state housing, building, fire and environmental health codes and ordinances. Proof of such licensing must be submitted to the Community Development Department by the host or host family. Initial City licensing for properties in the R-R, R-S, R-1, R-1.5, R-2, R-3, MU-N, B-1 and AG/NR districts shall be subject to the Interim Use Permit (IUP) process. Properties shall be inspected prior to application for the IUP. The Interim Use Permit shall be valid for the same term period as a rental housing license. Thereafter, properties shall be licensed administratively by the Community Development Department in the same manner as rental housing pursuant to Chapter 33A.

- 10) In the R-R and R-S districts, the number of guest rooms may be increased from two to three if all are located within existing habitable floor space of the principal structure.
- 11) In the AG/NR district, the number of guest rooms may be increased from two to five if all are located within existing habitable floor space of the principal structure.