

Bed and Breakfast, City definition:

A family home, occupied as a permanent dwelling by the proprietor, in which lodging and meals are provided for time-limited durations to not more than four groups of patrons in a 24-hour period

4. Bed and breakfast, by special use permit, and provided conditions are met.

Appendix A section D.

Bed and Breakfast Bed and Breakfast facilities shall be allowed in any zoning district by special use permit. The following requirements shall apply to all bed and breakfast facilities: (1) The structure in which the bed and breakfast facility is located shall contain no less than 2,000 square feet of habitable floor area and shall comply with standards for minimum dwelling size as required in the R-3 District for Multifamily dwellings. (2) The establishment is located in a dwelling unit permanently occupied by the owner or manager, wherein as an accessory use to the residential use, rooms are rented to the public for not more than 14 consecutive nights. (3) Two (2) off-street parking spaces with one (1) additional off-street parking space per lodging room shall be provided and said spaces shall be adequately screened from neighboring property. (4) A time period may be established by the City Council for each bed and breakfast establishment. (5) No more than four-bedroom units may be provided to guests. The City Council may, however, further limit the number of lodging rooms allowed in order to maintain the character of the neighborhood in which the bed and breakfast facility is located. (6) In residential zoning districts, a maximum of four (4) guest rooms may be devoted to use by no more than four (4) guest groups. (7) The structure shall comply with all building, fire, and health codes of the State of Missouri and the City of Joplin before occupancy by guests.

Special use permit

SPECIAL USE PROCEDURE Certain uses or exceptions are permitted in some zoning districts, only when a special use permit has been obtained from the City Council. Such uses require special study with respect to specific location and design considerations to assure that they will have minimal negative impact on surrounding properties. The applicant shall first meet with the Planning/Community Development Specialist to receive a full explanation of the zoning and special use requirements and an application form. The applicant shall submit a completed application form to the Office of the Planning Division and

pay the appropriate fee. The application shall include a plan showing existing and proposed structures on the property in question, adjacent property, parking spaces, driveways, and other information as required by the adopted zoning regulations. An application shall not be processed unless it has been fully completed, the fee paid, and all required information submitted. The Planning/Community Development Specialist shall then schedule consideration of the application at the next regular meeting of the Planning and Zoning Commission. The Office of the Municipal Planner shall be responsible for having an official notice of the public hearing published in a newspaper of general circulation at least 15 days prior to the hearing and follow the adopted procedures for considering a special use permit as prescribed in the zoning regulations. The Planning and Zoning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. The public hearing may be adjourned from time to time and, upon its conclusion, the Planning and Zoning Commission shall prepare and adopt its recommendation to the City Council. This recommendation shall be submitted along with an accurate record of the public hearing.