



BED AND BREAKFAST PERMIT APPLICATION

LICENSE FEE \$100.00

Site Address for Bed and Breakfast _____

Single Family Detached Dwelling? Circle: Y / N Number of Lodging Rooms _____

Number of Dwelling Units Not Used as Lodging Rooms _____

The above referenced property's Homeowners Association rules, if any, do not prohibit the use of bed and breakfasts on the property (please initial)

Yes _____ No _____ Not Applicable _____

Applicant Information

Name _____ Phone Number _____

Address _____

City _____ State _____ Zip _____

Email Address _____

THE FOLLOWING MUST BE SUBMITTED WITH THE BED AND BREAKFAST LICENSE APPLICATION

- Site Plan Showing Number of Parking Spaces.** Please submit a site plan of your property that shows the number of parking spaces. Aerials of your property may be obtained on the website <http://maps.co.washington.mn.us/propertyviewer/>. Outline the area of parking spaces and indicate how many are available on the property. Properties must provide one parking space per guest room in addition to two spaces per dwelling unit not used as a guest room.
- Proof of Liability Insurance.** Please provide proof of liability insurance.
- Bed and Breakfast Permit Fee.** Please provide payment of \$100.00 for the permit fee.

In addition, bed and breakfasts may be permitted as an accessory use to a single family residence subject to the following conditions:

- All applicable government regulations must be met.
- Permits are non-transferable and do not run with the land.

- A permit constitutes a limited license granted to the property owner by the city and in no way creates a vested zoning right.
- By signing the permit, the applicant of the bed and breakfast permit acknowledges that he or she shall defend and indemnify the city against any and all claims arising out of operating a bed and breakfast.

_____ I have read and I understand the conditions under which I may use my property as a bed and breakfast, as set forth in this application and City Code Section 154.310 (A) *et seq.* I agree to abide by these conditions. Failure to abide by these conditions will result in cancellation of the permit.

Applicant Printed Name Date

Applicant Signature

OFFICE USE ONLY

Located in a residential or C-Commercial zoning district Y__ N__ 5 or less lodging rooms? Y__ N__ One parking space per lodging room + two parking spaces per dwelling unit Y__ N__ All required items from checklist submitted? Y__ N__

Permit valid until: _____

Permit Approved: Yes _____ No _____ Signature: _____

SECTION 154.310 STANDARDS FOR ACCESSORY USES

A. *Bed and Breakfast.*

1. The use of a bed and breakfast is not permitted unless the city issues a permit for that specific property. The permit will be valid for two years. A permit for a bed and breakfast will only be issued if :
 - a. The facility is located in a single-family detached dwelling.
 - b. The number of lodging rooms in any building does not exceed five (5). If the proposed number of lodging rooms in any building exceeds five (5), a conditional use permit shall be required.
 - c. The facility meets parking requirements as set forth by Table 5-2 of Section 154.210.
2. The applicant shall meet all applicable government regulations.
3. The operator shall carry liability insurance, and shall provide proof of such insurance to the City upon request.
4. Permits are non-transferable and do not run with the land.
5. A permit constitutes a limited license granted to the property owner by the city and in no way creates a vested zoning right.
6. By signing the permit, the applicant of the bed and breakfast permit acknowledges that he or she shall defend and indemnify the city against any and all claims arising out of operating a bed and breakfast.
7. Bed and breakfast permit fees shall be as established by the city council.