

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING NEW SUBSECTIONS 29.201(14), 29.201(18.1), 29.201(19.1), AND 29.201(92.1) AND AMENDING CHAPTER 29 THEREOF, FOR THE PURPOSE OF HARMONIZING CHAPTER 29 WITH CHAPTER 35, GUEST LODGING CODE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting new subsections 29.201(14), 29.201(18.1), 29.201(19.1), and 29.201(92.1) and by amending Chapter 29 as follows:

“Sec. 29.201. DEFINITIONS.

Except as otherwise defined in this Ordinance or unless the context may otherwise require, the following words are defined for the purpose of this Ordinance as follows:

...

(14) **Apartment Dwelling** means a dwelling building containing three or more residential units. The term includes what is commonly known as an apartment building, but does not include community residential facilities or single-family attached dwellings. Apartment dwellings may be occupied by families only, or by a group of unrelated persons limited to five or less per residential unit.

~~\*\*\* Basement. See subsection 250.~~

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(18.1) **Basement.** That floor level of a building between the upper surface of a floor and the ceiling or floor joists next above, which has at least 50% of the total area of its perimeter of foundational walls located below natural and finished grade.

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(19.1) **Bed & Breakfast Establishment** means the Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, where the property owner provides lodging and may provide breakfast for overnight guests. A Bed & Breakfast Establishment is a short-term lodging use and is a category of Guest Lodging licensed under Chapter 35.

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(92.1) **Guest Lodging** means the advertising, offering, or otherwise availability of use of a dwelling unit for overnight lodging for a period of thirty-one (31) consecutive days or less in exchange for money, goods, labor or service. Guest Lodging types include Apartment Shares, Home Shares, Hosted Home Shares and Bed & Breakfast Establishments, as licensed under Chapter 35. Guest Lodging does not include any hotel or motel facility.

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(250) ~~Basement. That floor level of a building between the upper surface of a floor and the ceiling or floor joists next above, which has at least 50% of the total area of its perimeter of foundational walls located below natural and finished grade.~~

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**Sec. 29.406. OFF-STREET PARKING.**

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**Table 29.406(2)  
Minimum Off-Street Parking Requirements**

<b>PRINCIPAL LAND USE</b>	<b>ALL ZONES EXCEPT DOWNTOWN AND CAMPUSTOWN SERVICE CENTER ZONES</b>	<b>DOWNTOWN AND CAMPUSTOWN SERVICE CENTER ZONES</b>
<b>RESIDENTIAL DWELLINGS</b>		
***		
<u>Group Living</u>		
Boarding houses, rooming houses, and lodging houses	1 space/bed	0.5 space/bed
College and University housing, fraternities and sororities	1 space/3 beds	NONE
<del>Group Living</del> Nursing and convalescent homes	1 space/5 beds, plus 1 space/2 staff members of the largest shift	NONE
<b><u>Short-Term Lodging</u></b>		
Bed & Breakfast Establishment	<u>1 space/guest bedroom, plus 1 space for the owner</u>	<u>N/A</u>
<del>Short Term Lodging</del> Hotel/Motel, including ancillary uses	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift

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**Sec. 29.501. CLASSIFICATION OF USES.**

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(3) **Accessory Uses.** Unless otherwise stated in this Ordinance or otherwise indicated in the Use Tables for each zone:

...

(e) Accessory Uses: are incidental and customary to and commonly associated with the operation of the Principal Use;

i. ~~Are Is~~ clearly incidental and customary to and commonly associated with the operation of the Principal Use;

ii. ~~Are Is~~ operated and maintained under the same ownership or by lessees or concessionaires of the owner, and on the same zone lot as the Principal Use;

iii. ~~Do Does~~ not include structures or structural features inconsistent with the Principal Use;

iv. May include the Guest Lodging of all or a portion of a household living dwelling unit that is the primary residence of the property owner. May also include the use of apartment dwelling units for Guest Lodging, consistent with the licensing requirements of Chapter 35, when apartment dwellings are permitted in the base zone.;

v. ~~iv. Does~~ Do not include residential occupancy in conjunction with uses other than other than hotels, motels, tourist homes and similar uses offering transient housing accommodations, which is also not permitted except by owners and employees employed on the premises and of the immediate families of such owners and employees; and

~~vi. v. Has~~ Have a gross floor area that, in combination with all other uses accessory to Principal Uses located in the same structure or on the same lot, does not exceed 25% of the gross floor area utilized by all Principal Uses. ~~This~~ The 25% floor area limitation, ~~however, shall~~ does not apply to off-street parking. Guest Lodging is exempt from the 25% floor area limitation.

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**Table 29.501(4)-1  
RESIDENTIAL USE CATEGORIES**

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**Household Living**

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**Accessory Uses**

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Home Share

Hosted Home Share

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**Short-Term Lodging**

**Definition.** Facilities offering ~~transient~~ lodging accommodations to the general public, where the average length of stay is ~~less than 60~~ 31 days or less. Short-term lodging is subject to State of Iowa definitions, permits, and rules, including remittance of hotel and motel tax.

**Uses Included**

~~Boarding, rooming or lodging houses and single room occupancy (SRO) hotels, where the average length of stay is less than 60 days.~~

~~Bed and breakfasts~~ Bed & Breakfast Establishment

~~Hotels~~ Hotel

~~Motels~~ Motel

~~Recreational Vehicle Parks~~ Recreational Vehicle Park

**Accessory Uses**

Coffee shops and dining areas primarily for use by guests or residents of the facility.

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Sec. 29.600. "A" AGRICULTURAL.

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Table 29.600(2)  
Agricultural (A) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
<b>Group Living</b>	N		
<u>Household Living</u>			
***			
<b>Household Living Accessory Uses</b>			
<del>Accessory Apartment</del>	<del>N</del>		
<del>Home Office</del>	<del>Y</del>	HO	ZBA/Staff
<del>Home Occupation</del> <u>Home Business</u>	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <u>Short-Term Lodging</u>	N		
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
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Sec. 29.701. "RL" RESIDENTIAL LOW DENSITY.

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Table 29.701(2)  
Residential Low Density (RL) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
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<b>Household Living Accessory Uses</b>			
Clubhouse	N		
<del>Home Office</del>	<del>Y</del>	HO	ZBA/Staff
<del>Home Occupation</del> <u>Home Business</u>	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <u>Short-Term Lodging</u>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

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Sec. 29.702. "RM" RESIDENTIAL MEDIUM DENSITY.

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Table 29.702(2)  
Residential Medium Density (RM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living Accessory Uses</b>			
Clubhouse	N		
<del>Home Office</del>	<del>Y</del>	HO	ZBA/Staff
<del>Home Occupation-Home Business</del>	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <b>Short-Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation.	<del>HO</del>	ZBA/Staff
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
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Sec. 29.703. "UCRM" URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE.

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Table 29.703(2)  
Urban Core Residential Medium Density (UCRM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living Accessory Uses</b>			
Clubhouse	N		
<del>Home Office</del>	<del>Y</del>	HO	ZBA/Staff
<del>Home Occupation-Home Business</del>	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <b>Short-Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation	HO	ZBA/Staff
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
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Sec. 29.704. "RH" RESIDENTIAL HIGH DENSITY.

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Table 29.704(2)  
Residential High Density (RH) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living Accessory Uses</b>			
Clubhouse	Y	SDP Minor	Staff
<del>Home Office</del>	<del>Y</del>	<del>HO</del>	<del>ZBA/Staff</del>
<del>Home Occupation-Home Business</del>	<del>Y</del>	<del>HO</del>	<del>ZBA/Staff</del>
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <b>Short-Term Lodging</b>	<del>N, except Bed and Breakfast permitted as a Home Occupation</del>	<del>HO</del>	<del>ZBA/Staff</del>
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
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Sec. 29.705. "RLP" RESIDENTIAL LOW DENSITY PARK ZONE.

Table 29.705(4)  
Residential Low Density Park (RLP) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRE D	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living</b>	Y	SDP Major	City Council. Single-Family Manufactured Home and accessory uses listed in Table 29.500 only. Home Office and Home Business allowed as necessary uses.
<u>Manufactured Housing</u>	<u>Y</u>	<u>SDP Major</u>	<u>City Council</u>
<b><u>Household Living Accessory Uses</u></b>	-	-	-
<u>Accessory Uses Specific to Manufactured Housing</u>	<u>Y</u> , see Table 29.501(4)- <u>1</u>	<u>SDP Major/ZP</u>	<u>City Council/Staff</u>
<u>Home Occupation</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<b><u>Short-term Lodgings Short-Term Lodging</u></b>	N	-	
***			

- Y = Yes; permitted as indicated by required approval  
 N = No; prohibited  
 SP = Special Use Permit required; See Section 29.1503  
 ZP = Building/Zoning Permit required; See Section 29.1501  
 SDP Minor = Site Development Plan Minor; See Section 19.1502(3)  
 SDP Major = Site Development Plan Major; See Section 19.1502(4)  
 ZBA = Zoning Board of Adjustment  
 ZEO = Zoning Enforcement Officer

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**Sec. 29.801. “NC” NEIGHBORHOOD COMMERCIAL ZONING STANDARDS.**

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**Table 29.801(2)  
Neighborhood Commercial (NC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
Household Living Accessory Uses	-	-	-
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <u>Short-Term Lodging</u>	<u>N</u>	-	
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
***			

- Y = Yes; permitted as indicated by required approval
- N = No; prohibited
- SP = Special Use Permit required; See Section 29.1503
- ZP = Building/Zoning Permit required; See Section 29.1501
- SDP Minor = Site Development Plan Minor; See Section 19.1502(3)
- SDP Major = Site Development Plan Major; See Section 19.1502(4)
- ZBA = Zoning Board of Adjustment
- ZEO = Zoning Enforcement Officer

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**Sec. 29.802. “CCN” COMMUNITY COMMERCIAL NODE.**

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**Table 29.802(2)  
Community Commercial Node (CCN) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
Household Living	N		
<del>Short-term Lodgings</del> <u>Short-Term Lodging</u>	<u>Y, except Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
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Sec. 29.804. "HOC" HIGHWAY-ORIENTED COMMERCIAL.

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Table 29.804(2)  
Highway-Oriented Commercial (HOC) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<u>Short-term Lodgings</u> <u>Short-Term Lodging</u>	Y, except <u>Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
***			

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29.805. "PRC" PLANNED REGIONAL COMMERCIAL.

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Table 29.805(2)  
Planned Regional Commercial (PRC) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<u>Short-term Lodgings</u> <u>Short-Term Lodging</u>	Y, except <u>Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
***			-

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Sec. 29.806. "CCR" COMMUNITY COMMERCIAL/RESIDENTIAL NODE.

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Table 29.806(2)  
Community Commercial/Residential Node (CCR) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<u>Short-term Lodgings</u> <u>Short-Term Lodging</u>	Y, except <u>Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
***			

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**Sec. 29.808. "DSC" DOWNTOWN SERVICE CENTER.**

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**Table 29.808(2)  
Downtown Service Center (DSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<u>Short term Lodgings</u> <u>Short-Term Lodging</u>	<u>Y, except Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
***			

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**Sec. 29.809. "CSC" CAMPUSTOWN SERVICE CENTER.**

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**Table 29.809(2)  
Campustown Service Center (CSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<u>Short term Lodgings</u> <u>Short-Term Lodging</u>	<u>Y, except Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
***			

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**Sec. 29.903. ~~Research Park Innovation District (RI)~~ "RI" RESEARCH PARK INNOVATION DISTRICT.**

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**Table 29.903(2)  
RI Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<u>Short term Lodgings</u> <u>Short-Term Lodging</u>	<u>Y, except Bed &amp; Breakfast Establishment</u>	SDP Minor	Staff
***			

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Sec. 29.1003. “S-SMD” SOUTH LINCOLN SUB AREA MIXED-USE DISTRICT.

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**Table 29.1003(2)**  
**South Lincoln Sub Area (S-SMD) Mixed-Use District**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living Accessory Uses</b>			
<del>Home Office</del>	<del>Y</del>	<del>HO</del>	<del>ZBA/Staff</del>
<del>Home Occupation Home Business</del>	<del>Y</del>	<del>HO</del>	<del>ZBA/Staff</del>
<del>Home Share</del>	<del>Y</del>	<del>ZP</del>	<del>ZEO</del>
<del>Hosted Home Share</del>	<del>Y</del>	<del>ZP</del>	<del>ZEO</del>
<del>Short-term Lodgings Short-Term Lodging</del>	<del>N, except Bed and Breakfast permitted as a Home Occupation</del>	<del>HO</del>	<del>ZBA/Staff</del>
<del>Bed &amp; Breakfast Establishment</del>	<del>Y</del>	<del>SP</del>	<del>ZBA</del>
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Sec. 29.1004. "DGC" DOWNTOWN GATEWAY COMMERCIAL.

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**Table 29.1004(2)**  
**Downtown Gateway Commercial Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<del>Short-term Lodging Short-Term Lodging (stand alone or mixed use)</del>	<del>Y, except Bed &amp; Breakfast Establishment</del>	<del>SDP Major</del>	<del>Staff</del>
***			

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**Sec. 29.1101. “O-SFC” SINGLE FAMILY CONSERVATION OVERLAY.**

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**(4) Permitted Uses.**

(a) Subject to the Building/Zoning Permit requirements of Section 29.1501, land, buildings and structures may be used for the following purposes in an O-SFC Zone without City Council approval, in accordance with standards and regulations of the Base Zone:

(i) Dwelling - Single-Family

(ii) Dwelling – Two Family

(iii) Bed & Breakfast Establishment (Special Use Permit required: See Section 29.1503)

(b) All uses and structures conforming to the Base Regulations and all lawfully vested nonconforming uses and structures that exist in the O-SFC on the effective date of the amendment of the official zoning map to show the O-SFC are hereby deemed to be conforming with the terms of this Section. The O-SFC shall not be deemed to create a nonconforming use or structure within the scope of Section 29.307.

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**Sec. 29.1201. “F-VR” VILLAGE RESIDENTIAL DISTRICT.**

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**Table 29.1201(5)  
Village Residential (F-VR) Floating Zone Uses**

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
***			
<b>OTHER USES</b>			
***			
Essential Public Services	Y	Y	Y
<u>Household Accessory Uses*</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
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\*Guest Lodging is subject to the requirements of Chapter 35; Home Occupations are subject to Section 29.1304.

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Sec. 29.1202. "F-S" SUBURBAN RESIDENTIAL ZONE.

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Table 29.1202(4)-1  
Suburban Residential Floating Zoning  
Residential Low Density (FS-RL) Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living Accessory Uses</b>			
Clubhouse	N		
<del>Home Office</del>	<del>Y</del>	HO	ZBA/Staff
<del>Home Occupation-Home Business</del>	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <b>Short-Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation	<del>HO</del>	<del>ZBA/Staff</del>
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
***			

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Table 29.1202(4)-2  
Suburban Residential Floating Zoning  
Residential Medium Density (FS-RM) Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
***			
<b>Household Living Accessory Uses</b>			
Clubhouse	Y	SDP Major	City Council
<del>Home Office</del>	<del>Y</del>	HO	ZBA/Staff
<del>Home Occupation-Home Business</del>	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<del>Short-term Lodgings</del> <b>Short-Term Lodging</b>	N, except Bed and Breakfast permitted as a Home Occupation	<del>HO</del>	<del>ZBA/Staff</del>
<u>Bed &amp; Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
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**Sec. 29.1203. "F-PRD" PLANNED RESIDENCE DISTRICT.**

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**Table 29.1203(4)  
Planned Residence District (F-PRD) Floating Zone Uses**

Permitted Principle Uses	Permitted Accessory Uses
***	Accessory uses of the Household Living category provided for in <u>Table 29.501(4)-1</u> <del>Section 29.500</del> of this ordinance. Garages Open space uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the PRD

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**Sec. 29.1302. GUEST LODGING REQUIREMENTS, BED & BREAKFAST ESTABLISHMENTS.**

- (1) **Special Use Permit.** Bed & Breakfast Establishments must obtain a Special Use Permit from the Zoning Board of Adjustment prior to receiving a Guest Lodging license. The Special Use Permit is not transferable to a subsequent owner or to another property.
- (2) **Guest Rooms.** Bed & Breakfast Establishments may have no more than five approved guest bedrooms. The Zoning Board of Adjustment will determine the number of bedrooms specific to the dwelling unit.
- (3) **Off-Street Parking Requirements.** Bed & Breakfast Establishments must have one reserved space per guest room, plus one space for the owner. The parking spaces shall meet standards established by Section 29.406 of this ordinance.
- (4) **Local and State Regulations.** The Guest Lodging establishment must comply with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses.

~~To obtain a Special Use Permit for a Bed & Breakfast Establishment, all criteria in "Home Occupations," set forth in Section 29.1304, must be met, in addition to the following:~~

- ~~(1) **Guest Rooms.** A maximum of 5 per structure in the RM and RH Zones and a maximum of 2 per structure in the RL Zone. The Zoning Board of Adjustment may restrict the number of guest rooms to a lesser number.~~
- ~~(2) **Breakfast shall be the only meal served.** This service must occur before 11:00 a.m. Only guests residing in the structure or persons living in the premises may be served. The structure shall not be remodeled into a commercial kitchen unless required by Environmental Health rules and regulations established pursuant to Municipal Code Chapter 11.~~
- ~~(3) **Off-Street Parking Requirements.** One space per guest room, plus one space for the owner. The parking spaces shall meet standards established by Section 29.406 of this ordinance.~~
- ~~(4) **Guests shall register** upon arrival, stating their names, current residence address and the license plate number of the vehicle that is being used by the guest. The registration form shall be kept by the owner for a period of 3 years and shall be made available for examination by a representative of the City upon one day's notice.~~
- ~~(5) **Guest stays** shall be limited to 2 weeks.~~
- ~~(6) **The Special Use Permit** is not transferable to a subsequent owner or to another property.~~

~~(7) The establishment must comply with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses.~~

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**Sec. 29.1304. HOME OCCUPATIONS.**

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**(1) Permitted, Special and Prohibited Home Occupations.**

...

~~(viii) Bed and breakfast operations;~~

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Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in Ames Municipal Code Chapter 29.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law. Enforcement of this ordinance shall begin on January 1, 2019.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor