

ORDINANCE NO. 58
ZONING ORDINANCE
AMENDMENT SECTION 5-2
CONDITIONS FOR OCCUPANCY
AND OPERATION OF A BED
AND BREAKFAST INN

EFFECTIVE DATE: MARCH 13,
1989

TEXT AMENDMENT TO THE ZONING ORDINANCE
THE CONDITIONS FOR ESTABLISHING
OCCUPANCY AND OPERATION OF A BED AND BREAKFAST INN

WHEREAS, the Zoning Ordinance of Leonardtown does not currently provide for the Occupancy and Operation of a Bed and Breakfast Inn within the municipal limits of Leonardtown,

WHEREAS, conditional use requirements for the Occupancy and Operation of Bed and Breakfast Inns are necessary, in order to anticipate future development of Bed and Breakfast Inns,

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE COMMISSIONERS OF LEONARDTOWN, this 20TH day of February, 1989 that the following Amendment is hereby adopted within the corporate limits of Leonardtown, Maryland, to be added to the Leonardtown Zoning Ordinance.

Section 5-2 CONDITIONS FOR OCCUPANCY AND
OPERATION OF A BED AND BREAKFAST INN

3. Bed and Breakfast Inns, with the following provisions:
 - a. There shall be only one meal, breakfast, served daily and limited to transient guests only. The use of the premises is limited to transient guests and owner/manager. The kitchen shall not be remodeled into a commercial kitchen unless required by the health department.
 - b. No long term rental of rooms shall be permitted. The maximum stay for guests shall not exceed 14 days.
 - c. The structure shall serve as the primary residence of the owner or manager, and the bed and breakfast use shall be operated as an accessory use to the owner or manager's residence.
 - d. The internal living area and private open area for the owner and manager's residential use shall be consistent with the underlying zone requirements. A minimum of 40 square foot of common area per guest room shall be provided. Common areas are dining rooms, reading rooms, living rooms and the like, available to all guests.

- e. Bed and Breakfast Inns shall be required to comply with St. Mary's County Health Department's requirements.
- f. Clearance must be received by the Planning Commission from the Fire Department prior to issuance of an Occupancy permit.
- g. A County business license must be obtained prior to operation.
- h. Two parking spaces plus one additional space per room to be rented must be provided. The town's intent is to maintain existing yards and landscaping. If the applicant is unable to provide onsite parking without destroying existing yards and landscaping, it should provide the Planning Commission with an alternative plan for parking within three hundred (300) feet of the structure.
- i. No cooking facilities shall be allowed in the guest rooms.
- j. One sign with a maximum size of six (6) square feet may be displayed at a maximum height of four (4) feet. Its size, color, text, illumination and location shall be covered by the project permit. The words "hotel" or "motel" shall not be allowed.
- k. No retail sales, receptions, private parties, etc. shall be permitted.
- l. Permit to allow bed and breakfast use shall be issued for a period not to exceed two (2) years. Any permit issued is nontransferable. The permit is subject to review at any time and may be revoked after a hearing by the Planning Commission and finding by the Planning Commission that the use has become detrimental to the surrounding neighborhood.
- m. The number of rooms permitted in the Bed and Breakfast Inn shall be specified in the conditional use permit.
- n. The structure in which the Bed and Breakfast Inn is located shall be at least fifty (50) years of age.
- o. Any changes to the structure of the building, both exterior and interior, required to meet any of the other requirements of this ordinance must be reviewed by the Planning Commission prior to the issuance of a Conditional Use Permit.

p. Any other conditions deemed essential and desirable by the Planning Commission may be imposed on such a use.

COMMISSIONERS OF LEONARDTOWN

ATTEST:

Suellen J. Wright
Suellen J. Wright
Town Secretary

J. Maguire Mattingly, Jr.
J. Maguire Mattingly, Jr., President

Edward H. Long
Edward H. Long, Vice President

APPROVED AS TO LEGAL
FORM AND SUFFICIENCY

David F. Jenny
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Wayne L. Vincent, Commissioner

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Ruth W. Proffitt, Commissioner