

**§ 575-56. Bed-and-breakfast establishments.**

Intent. The following conditions are intended to provide for the siting and operating of bed-and-breakfast establishments within the Nittany Valley Region while providing reasonable protection to the municipality and to the neighborhood in which the facility will be located against possible detrimental effects. In addition to the underlying district regulations specified in this chapter, all bed-and-breakfast establishments shall meet the following requirements:

- A. Bed-and-breakfast establishments with five or less guest rooms shall be owner-occupied. The owner of the facility must physically reside on site during all periods that the facility is open to the public and that guests are housed.
- B. Establishments with six to nine guest rooms may be approved by Borough Council, through conditional use, subject to review and comment by the Borough Planning Commission. The owner or professional manager must physically reside on site during all periods that the facility is open to the public and that guests are housed.
- C. The building and parking areas shall be located and maintained in a manner compatible with the general character of the surrounding neighborhood. Exterior alterations, additions or changes to the dwelling unit in order to accommodate or facilitate a bed-and-breakfast establishment shall retain the residential character of the dwelling unit and the surrounding neighborhood.
- D. A bed-and-breakfast establishment shall be limited to rooms within the single-family detached residential dwelling unit. Consideration may be given to the placement of overnight accommodations in accessory buildings, subject to the following:
  - (1) The primary building to which the subject building is accessory is designated as a local or nationally registered historic property, and the subject accessory building is a contributing building to the historic district designation.
  - (2) The applicant shall furnish evidence that an approved system of water supply and sewage disposal will be utilized.
  - (3) Applicants shall maintain the existing exterior character of the building.
  - (4) Accessory structures may not be altered in such a way that the roofline of the accessory structure is made higher than the roofline of the primary structure.

- E. No off-street parking, other than that which is required in Article XIX of this chapter, entitled "Off-Street Parking and Loading," shall be required for bed-and-breakfast establishments with two or less guest rooms. One off-street parking space shall be provided for each additional guest room over two. All such parking shall be unobtrusive. Parking within a Conservation District shall be located and/or landscaped in such a manner that it is screened from the view of adjacent properties.
- F. Signage for bed-and-breakfast establishments shall be consistent with the requirements set forth in the Borough's sign regulations.
- G. No outdoor storage shall be permitted other than that which would be permitted under existing zoning.
- H. Meals for compensation shall be provided only to guests of the bed-and-breakfast establishment. No cooking or kitchen facilities shall be permitted in any of the guest room units.
- I. The length of stay per guest shall be limited to 14 consecutive days and 45 total days in any twelve-month period.
- J. In order to ensure compliance with all aforementioned criteria, the applicant shall be required to submit a general site plan, obtain a zoning permit, and satisfy the requirements of Bellefonte Borough's adopted International Property Maintenance Code prior to receiving guests for compensation.
- K. Permits required for the establishment and operation of a bed-and-breakfast establishment may be transferred upon the sale of the subject property. Permits shall not be transferable from one location to another.
- L. Bed-and-breakfast establishments shall comply with all applicable federal, state and local regulations.
- M. Use of a single-family detached residential dwelling unit as a bed-and-breakfast establishment shall not constitute an abandonment of single-family residential use as a use by right.