

PLANNING AND ZONING BOARD AGENDA OCTOBER 6, 2022 – 6:00 P.M. COUNCIL CHAMBERS IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING 303 W. MAIN ST., KENEDY, TX. 78119

Notice is hereby given of a Regular Meeting of the Planning and Zoning Board on the 6th day of October, 2022 at 6:00 p.m. at which time business will be conducted in accordance with Local Government Code 551 as follows:

- 1. Call Regular Planning and Zoning Board meeting to order and establish a quorum is present.
- 2. Welcome Guests.
- 3. Citizen comments.
- 4. Discussion and approval of Regular Meeting Minutes for August 4, 2022.
- 5. Consideration and possible recommendation per Ordinance 11-11 Section 10 "C" Commercial District, Section B (a) permitted uses; Ordinance dated 8-9-2011; to allow a manufactured home to be placed in a Commercial District and utilized as an office for Pro Field Services, Inc. to be located in the C. Martinez Grant Section 1 Abstract 6 Tract N. and further known as 446 N. Sunset Strip.
- 6. Discussion and possible action to discuss/alter terminology/definitions in the by-laws for Chain link fence and barbed wire fence requirements in residential areas. Also, discussion of Airbnb requirements and size and type of structures and requirements of Bed & Breakfast businesses.
- 7. Items to consider for placement on future agendas.
- 8. Adjourn.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (830) 583-2230 or FAX (830) 583-2063 or email citysecretary@kenedytx.gov for further information. Braille is not available.

The Planning and Zoning Board of the City of Kenedy reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), and Section 551.076 (Deliberations about Security Devices) on any of the above items.

Certification

I, Judy Murphy, certify that the above notice of this Regular Planning & Zoning Board Meeting was posted at the Utbhildpors to the City Hall, 303 W. Main St., Kenedy, Texas on the 30th day of September, 2022 by 5:00 p.m.

Judy Murphy, City Secretary



PLANNING AND ZONING BOARD MINUTES AUGUST 4, 2022 – 6:00 P.M. COUNCIL CHAMBERS IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING 303 W. MAIN ST., KENEDY, TX. 78119

MEMBERS ABSENT:

Robert Trevino

MEMBERS PRESENT:

Gretchen Dupnik, Chair Jeffery Freeman, Vice Chair * Gary Richards Alberto "Bert" Baldarramos

*Attended at 6:32 p.m.

CITY PRESENT:

City Secretary Judy Murphy Building Official Jaime Albiar

1. Call Regular Planning and Zoning Board meeting to order and establish a quorum is present.

Chair Dupnik called the meeting to order at 6:02 p.m. and announced a quorum was present.

2. Welcome Guests.

Lavonne Murphy-Guzman was present. Mr. Baldarramos was welcomed as a new member of the board.

- 3. Citizen comments. None
- 4. Discussion and approval of Regular Meeting Minutes for July 7, 2022.

Motion: Gary Richards made the motion to approve the Regular Meeting Minutes for July 7, 2022, as presented. Mr. Baldarramos seconded the motion. Motion carried with all present voting in favor.

5. Consideration and possible recommendation to allow a variance for the encroachment of the rear building setback of approximately 18' to construct a 1,480 square foot residential dwelling to be used as a primary residence located at 410 Booe St.

Mrs. Lavonne Murphy-Guzman addressed the board. She said they plan to construct 160'x60' home. Mr. Richards asked how far the front yard setback would be and are they only requesting a variance for the rear side of the home. Mr. Baldarramos asked about the studio on the property. The reply was that the studio would be used for massage & reflexology and stated it still needs to be permitted. The code compliance officer, Jaime Albiar, agreed she needs a permit yet. He reported that he sent letters to the

surrounding neighbors in regards to the encroachment of the setback. Two responses were obtained, although they were not written responses. No written concerns were made, just verbal. Mr. Albiar stated the owner has to submit actual plans for the home build. One neighbor, Ricky Garza had some concerns but Mr. Albiar answered his questions. There were 11 letters sent out to neighbors. MOTION: A motion was made by Gary Richards to approve the encroachment of the rear building

MOTION: A motion was made by Gary Richards to approve the encroachment of the rear building setback for an amount less than 20 feet in the back yard for the residence located at 410 Booe Street. There was no second to this motion. Mr. Baldarramos stated he heard from 2 residents who had expressed negative concerns about the encroachment request. The motion died for lack of a 2nd.

At 6:32 p.m. board member Jeffery Freeman attended the meeting. MOTION: A motion was made by Mr. Richards and seconded by Mr. Freeman to revisit agenda item 5. (Agenda items 6 & 7 were already discussed by this time.) All voted in favor of the motion and the motion passed.

Mr. Freeman stated he would approve the encroachment of the setback provided there was a home going on the lot and not a trailer house. MOTION: A motion was made by Mr. Richards and seconded by Mr. Freeman to allow a variance for the encroachment of the backyard setback of a minimum of 6' or greater from the backyard property line at the property residence located at 410 Booe St. Three members voted in favor of the motion and Mr. Baldarramos abstained from voting. The motion was passed.

6. Consideration and possible recommendation to vacate and re-plat lots 24, 25 and 26 Block 5 in the Pan American Subdivision No. 2 as shown on the plat of record in Cabinet A Page 77 of the plat records of Karnes County, Texas to be as Block 5 Lot 26A in the Pan American Subdivision No. 2 and to be further known as 103 Latin Ave.

Code Compliance officer, Jaime Albiar, stated Valentin Puente wants to put a trailer here if the lots are re-platted. A pad is there already, and the area is zoned for trailers. MOTION: A motion was made by Alberto Baldarramos and seconded by Gary Richards to approve the vacate and re-plat of lots 24,25 and 26 No. 2 and to be further known as 103 Latin Ave. Block 5 in the Pan American Subdivision No. 2 as shown on the plat of record in Cabinet A Page 77 of the plat records of Karnes County, Texas to be as Block 5 Lot 26A in the Pan American Subdivision. All board members present voted in favor of the motion and the motion passed.

7. Items to consider for placement on future agendas.

- Mr. Albiar said he knew of nothing pending for the next meeting but the deadline was on the 11th of the month. Mr. Richards and Chairman Dupnik both stated they would like to see agenda item 5, the request for the encroachment of the building setback at 410 Booe Street back on the agenda for next month (prior to Mr. Freeman's arrival at 6:32 p.m.)
- Chain link fence and barbed wire fence requirements and definitions in residential areas
- Airbnb requirements and size of structures
- Mr. Baldarramos would like a copy of the by-laws and the proposed changes to the definitions

8. Adjourn.

Motion : Mr. Freeman made the motion to motion. Motion carried with all present vo	o adjourn at 6:50 p.m. Mr. Richards seconded the oting in favor. Meeting was adjourned.
ATTEST:	APPROVED:
Judy Murphy, City Secretary	Gretchen Dupnik, Chair

ITEM 5



Kenedy, Texas 78119 (830) 583-2230 / Fax (830) 583-2063

City of Kenedy Notice of Meeting of the Planning & Zoning Commission

Pursuant to the City of Kenedy as the Planning and Zoning Commission, you are hereby notified of a meeting to be held at 6:00 P.M. in the Auditorium at City Hall, 303 West Main Street, Kenedy, Texas 78119 on the following day and time. Everyone and anyone are welcome to attend the meeting.

Date of Meeting:

October 6, 2022

Meeting Time:

6:00 PM

1) Consideration and possible recommendation per Ordinance 11-11 Section 10 "C" Commercial District, Section B (a) permitted uses; Ordinance dated 8-9-2011; to allow a manufactured home to be placed in a Commercial District and utilized as an office for Pro Field Services, Inc. to be located in the C. Martinez Grant Section 1 Abstract 6 Tract N. and further known as 446 N. Sunset Strip.

You are invited but not required to attend to speak for or against the request either in person or in writing.

Jaime S. Albiar - Building Official

codecompliance@cityofkenedy.org



BEE | GOLIAD | SAN PATRICIO | REFUGIO KARNES | LIVE OAK & McMULLEN

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THE PROGRESS

KARNES

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REFUGIO County Press

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AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the Karnes Countywide, having general circulation in Karnes County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

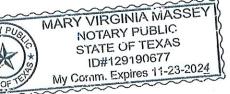
Sept. 22, 2022

Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade this the 22 day of September 2022 AD to certify which witness my hand and official seal.

Mary Virginia Massey, Mary Virginia Massey,

Notary Public in and for the State of Texas



PUBLIC NOTICE

The Planning and Zoning will hold a public hearing October 6, 2022 at 6:00 P.M in the Auditorium of the Ruhman C. Franklin Municipal Building, 303 West Main Street, Kenedy, Texas to hear public comments and questions concerning: 1. Consideration and possible recommendation per Ordinance 11-11 Section 10 "C" Commercial District, Section B (a) permitted uses; Ordinance dated 8-9-2011; to allow a manufactured home to be placed in a Commercial District and utilized as an office for Pro Field Services, Inc. to be located in the C. Martinez Grant Section 1 Abstract 6 Tract N. and further known as 446 N. Sunset Strip.

9-22



PRO FIELD SERVICES, INC.

P.O. BOX 525 • HALLETTSVILLE, TEXAS 77964 361-798-5552 • Fax 361-798-5540

August 18, 2022

Mr. Jaime Albiar & Planning & Zoning Commission City of Kenedy 303 W Main Kenedy, TX78119

Dear Mr. Albiar and the Planning and Zoning Commission:

We are currently renting a modular office building on property located at 446 Sunset Strip in Kenedy, TX. Our rental company is continually raising the rent on this rental and we would like to replace this building with a new, manufactured home we have purchased to utilize as an office.

We would like to request a variance to allow us to place this manufactured home in a commercial zoning district to be used as an office for our business.

Your consideration is appreciated. Thank you.

Sincerely,

Jess T. Davenport

JTD/emj

Sec. 90-10. - "C" Commercial District.

- A. Purpose. This district is a commercial category providing a uniform set of standards for retail shopping facilities and general commercial activities. It is intended that this zoning district be served by major thoroughfares and be of such size that all parking and traffic maneuvering can take place on the commercial site. It is expressly intended that no residential dwelling be erected in this commercial district and existing dwellings will remain as legal non-conforming dwellings.
- B. Use regulations. In the "C" Commercial District, no buildings or land shall be used and no buildings shall be hereafter erected, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for one or more of the following uses:

a. Permitted uses.

- 1. Single-family dwellings as provided in "SF" district.
- 2 Multi-family dwellings as found in "MF" district.
- 3. Antique shops.
- 4. Arcades, auditoriums, theaters, cinemas.
- 5. Automobile parking areas.
- 6. Automobile parts, retail sales.
- 7. Bakeries, providing that the floor area does not exceed 3,000 square feet.
- 8. Barber and beauty shops.
- 9. Bicycles and bicycle repair shops.
- 10. Blueprinting or photostating.
- 11. Book or stationary stores, or newsstands.
- 12. Business colleges, trade schools, or private schools operated as a commercial enterprise.
- 13. Temporary seasonal outdoor sales operations such as Christmas tree sales, firewood sales, crafts, and food sales when such temporary operation exceeds 72 hours in a 12-month period. Such temporary sales operations may be a principal use on a property or an outdoor operation in conjunction with and subordinate to any existing permitted permanent indoor retail establishment. Such temporary outdoor sales operations shall require the submittal of an operations site plan for approval by the city planner prior to setting up operations. The operations site plan shall show the proposed location of sales areas, storage areas, parking areas, traffic flow and street access, fencing and signage in relation to existing improvements to the property. Portable signs may be approved for the duration of the temporary outdoor sales operations when such sign is included in the approved operations site plan. A temporary outdoor sales operation on a single site shall not be approved for more than three occurrences in a 12-month period, the total of which shall not exceed 120 days.
- 14. Cigar or tobacco stores.
- 15. Cleaning, dyeing and pressing works; laundry and washaterias, providing that the floor area does not exceed 3,000 square feet for separate or combined uses.
- 16. Commercial amusement centers and bowling alleys, indoor operations only.
- 17. Confectionery stores.
- 18. Custom dressmaking or millinery shops.
- 19. Dancing schools.
- 20. Day care nurseries and kindergartens.
- 21. Department stores.
- 22. Dog and cat hospitals or small animal hospitals, if conducted wholly within a completely enclosed soundproof and air conditioned building, provided, that noise or odors created by activities within the building shall not be perceptible beyond the property line, and that no animals are kept outside the building at any time.
- 23. Health service facilities: Clinics, offices of dentists, doctors and other practitioners of the healing arts licensed or similarly recognized under the laws of the State of Texas; offices for specialists in supportive health service fields such as physical,

audio and speech therapy, podiatry and psychological testing and counseling; dental, medical and optical laboratories and blood banks; ambulance dispatch stations, prescription pharmacies and offices, stores and display rooms for the sale and rental of medical supplies and equipment.

- 24. Drug stores.
- 25. Dry goods and notions stores.
- 26. Duplicating service, printing, lithographing, by mimeographing, multigraphing and offset printing, providing that the floor area does not exceed 3,000 square feet.
- 27. Electrical and gas appliances and supply sales, electrical and gas repair and installation services.
- 28. Financial institutions.
- 29. Florist or gift shops.
- 30. Frozen food lockers for individual or family use, not including the processing of food except cutting or wrapping.
- Garages, storage only.
- 32. Grocery stores and meat markets.
- 33. Hardware, paint, wallpaper stores and other home improvement items.
- 34. Health and physical fitness centers.
- 35. Hotel, motel or motor hotel subject to the following restrictions:
 - a. No building or outside activities or facilities including dumpsters, mechanical, storage or maintenance buildings or equipment, or recreation areas, except surface parking shall be less than 50 feet from any residential district.
 - No building shall exceed three and one-half stories nor shall it exceed 60 feet within 100 feet of any residential zoned property.
 - Any external lighting shall be mounted and maintained to not illuminate any adjacent residential zoned property.
- 36. Household and office furniture, furnishings and appliances.
- 37. Jewelry stores, optical goods.
- 38. Golf course, including miniature course, driving tee, driving range and "pitch and putt" course. Lighting of any such use shall be directed away from residential areas.
- 39. Leather and leather goods shops, providing that the floor area does not exceed 3,000 square feet for separate or combined uses.
- 40. Mortuaries, funeral homes and undertakers.
- 41. Museums, libraries, fine arts centers, parks, playgrounds, community centers or recreational areas.
- 42. Medical care facilities: Nursing and care homes; hospitals with their related facilities and supportive retail and personal service uses operated by or under the control of the hospital primarily for the convenience of patients, staff and visitors.
- 43. Nursery yards or buildings for retail sales provided that all incidental equipment and supplies including fertilizer and empty containers are kept within a building.
- 44. Offices.
- 45. Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
- 46. Public buildings, including libraries, museums, police and fire stations.
- 47. Piano stores, musical instruments and supplies.
- 48. Plumbing and heating appliances, repair and installation services. All storage of materials must be indoors.
- 49. Radio and television sales and servicing.
- 50. Restaurants, tearooms, cafeterias, fast food and "take-out" food restaurants.
- 51. Retail stores, businesses, pawn shops, or shops for custom work or the manufacturing of articles to be sold at retail on the premises, providing that in such manufacture the total mechanical power shall not exceed five horse power (5 hp) for the operation of any one machine provided that the space occupied by the

- manufacturing use permitted herein shall not exceed 50 percent of the total floor area of the permitted use and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes, and all activities shall be conducted totally within the same building.
- 52. Service stations, gasoline, oil, greasing, and tuning, not including fender or body repairs, major mechanical, rear end, transmission, and engine overhaul. Car washing as a secondary use. No bay door or overhead door shall face any residential district when located less than 100 feet from any residential district.
- 53. Showroom warehouse, subject to the following restrictions: All activities and storage shall be totally within an enclosed building; a maximum of 80 percent of the gross floor area of any unit or multiple unit facility shall be used for warehouse activity; no manufacturing fabrication or assembly operation shall be conducted in any part of any unit except for articles to be sold at retail on the premises providing that in such manufacture the total mechanical power shall not exceed five horse power (5 hp) for the operation of any one machine provided that the space occupied by the manufacturing use permitted herein shall not exceed 50 percent of the total floor area of the permitted use and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes, and all activities shall be conducted totally within the same building.
- 54. Sporting goods including gun sales and repair.
- 55. Studios for artists.
- 56. Tailor, clothing or wearing apparel shops.
- 57. Variety stores.
- 58. Public, private, and parochial elementary and secondary schools whose curricula satisfy the requirements of the state public school laws and the requirements of the state board of education.
- 59. Higher education institutions: Junior and senior colleges, universities, conservatories and seminaries, offering curricula recognized by collegiate, academic and professional organization accrediting boards.
- 60. Religious institutions, churches and facilities for related activities including those of worship, fellowship and education.
- 61. Radio, television, microwave broadcast, relay, transmission and retransmission facilities, satellite earth stations (home dish antennas) and any electronic emission equipment when operated in conformance with all Federal Communications Commission and other regulations, and provided the following additional conditions are met:
 - (1) No satellite dish shall exceed two meters in diameter, and
 - (2) No portion of any such dish or other equipment, in any position, shall exceed the specified height regulation of this zoning district, and
 - (3) No portion of any ground-mounted antenna or other equipment, in any position, shall be less than five feet from any property line, utility easement, or building, and
 - (4) No such dish or other antenna may be located in any required front yard or second front yard.
- 62. Recreational vehicle park.
- 63. Accessory buildings and uses customarily incident to any of the above uses including air conditioners, ice and refrigerating plants purely incidental to the main activity permitted on the premises. No accessory use shall be construed to permit the keeping of articles or materials in the open or outside the building.
- 64. Antennae and towers not exceeding the maximum height allowed in the district (see paragraph C.1 below), antennae attached to existing structures and not increasing the overall height of the existing structure by more than ten feet, and dish antennae not exceeding two meters in diameter. Except for satellite dish antennae, no antennae or support structure shall be located within the required front, side or rear yard setback. To protect traffic safety and community appearance, no satellite dish antennae or support structure shall be located within the required front [yard] or

- second front yard setback, unless the zoning board of adjustment finds that such an encroachment is necessary to prevent impairment of installation, maintenance or reception and that a traffic sight restriction is not created.
- 65. Automobile, motorcycle, truck, and trailer sales, or rental areas. No more than two vehicles may be offered for sale except by an authorized motor vehicle dealer licensed or bonded by the Motor Vehicle Division of the Texas Department of Transportation. An existing business may offer up to two vehicles for sale provided that the premises contain an office that is occupied during regular business hours.
- 66. Boat sales, service and repair.
- 67. Automobile laundry and steam cleaning subject to the following restrictions:
 - a. All automobile, laundry and steam cleaning uses shall be completely within a building having not less than two sides.
 - b. Vacuuming facilities may be outside the building, but shall not be in the front yard and shall not be closer than 25 feet from "SF", "D", or "MF" districts.
 - c. The building surfaces shall be faced with masonry porcelainized steel, baked enamel steel or other material equal in durability and appearance.
 - d. The building shall not be less than 100 feet from "SF", "D", or "MF" districts.
 - e. The building set back shall be not less than zero feet from the front property
 - Any lights used to illuminate the area shall be directed away from adjacent residential properties.
- 68. Mini-warehouse.
- 69. Garages, public, for repairs or storage facilities for automobiles when such facilities and activities are maintained within a building, provided no painting or body or fender repairs shall be conducted on any premises. No bay door or overhead door shall face any residential district when located less than 100 feet from the residential district.
- 70. Farm implement sales and service.
- 71. Hotel, motel or motor hotel subject to the following restrictions:
 - a. No building or outside activities or facilities including dumpsters, mechanical, storage or maintenance buildings or equipment, or recreation areas, except surface parking shall be less than 50 feet from any residential district.
 - No building shall exceed two and one-half stories nor shall it exceed 35 feet within 100 feet of any residentially zoned property.
 - Any external lighting shall be mounted and maintained in a manner to not illuminate any adjacent residential zoned property.
- 72. Recreational vehicle storage.
- 73. Skating rinks, ice and roller.
- 74. Printing, lithographing, or duplicating shops.
- 75. Golf courses, including miniature golf, and driving ranges and batting cages.
- 76. Delicatessen shops.
- 77. Photograph, portrait or camera shops and photo finishing.
- b. Conditional uses.
 - 1. Utility facilities.
 - 2. Antennae and towers exceeding the maximum height in the district and dish antennae exceeding two meters in diameter, in order to protect community appearance from the negative visual effects of proliferation of large antennae. Conditional use permits shall be acted upon within 90 days of receipt of application. Persons aggrieved by a decision on a satellite dish antenna application may appeal to the Federal Communications Commission. Any new towers must also comply with the conditions of section 90-16 M.
 - 3. Outdoor commercial amusement enterprise.
- c. Special exception uses.
 - 1. Special exception uses when authorized by the board of adjustment under the

provision of section 90-19.

- C. Height and area regulations. In the "C" Commercial District, the height of the buildings, the minimum dimensions of lots and yards, the minimum lot area, and the minimum floor space per family shall be as follows:
 - 1. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories, nor shall it exceed 60 feet within 100 feet of a property line of "SF" zoned or "RE" zoned property. Any building in excess of 100 feet from these property lines shall not exceed three and one-half stories or 60 feet.
 - 2. Front yard: There shall be a front yard of not less than 25 feet, or the front yard indicated on a city-approved subdivision plat as filed in the Karnes County Plat Records, whichever is greater. Corner lots shall have a minimum side yard of 15 feet on the second front yard, the yard generally parallel to the street with the greatest frontage, unless reversed frontage is approved by the administrative official. If a building line shown on a city-approved subdivision plat as filed in the Karnes County Plat Records is greater than 15 feet, then the platted building line shall be required on the second front yard. Garage doors and gates meant for vehicle use shall be located no closer than 20 feet from the right-of-way.
 - Rear yard: There shall be a rear yard having a depth of not less than 20 feet.
 - 4. Side yard: There shall be a minimum side yard of not less than five feet. Where a lot abuts upon the side of a residentially zoned lot, there shall be a side yard of not less than ten feet. In a unified commercial development, interior side yard setbacks may be waived upon approval of the planning and zoning commission at the time of platting or site plan approval.
 - 5. Width of lot: The width of a lot shall be a minimum of 70 feet at the building line, provided that where a lot of record and in separate ownership at the time of the passage of this chapter has less width than herein required, this chapter shall not prohibit its use for commercial purpose

ITEM 6

Fencing material. Fencing as described in this article falls within one of the listed categories:

- (1) Ornamental. Typically constructed of wrought iron or galvanized steel, ornamental fencing creates a decorative and secure perimeter line around a property or area. Ornamental fences can be built using brick to accent and further strengthen the fence.
- (2) Privacy. Constructed of wood or vinyl, privacy fences are typically six to nine feet in height, and obstruct visibility from the outside of a property or area to the inside.
- (3) Wood. The traditional fencing material, wood fencing is available in spruce, treated pine, and cedar. Installation variations include wood posts, galvanized steel posts, and brick posts or footings. Styles include picket, shadowbox, ranch rail, lawn rail, split rail, arched picket, scalloped picket, crossbuck, and solid panel privacy. Does not include nontraditional wood material such as plywood, pallets or wooden sheeting.
- (4) Vinyl. PVC "vinyl" is a low-maintenance, durable alternative to wood and ornamental iron fencing.
- (5) Chainlink. Galvanized steel mesh fencing.
- (6) Other fencing. Includes post and chain, brick cinderblock, barbed wire, pliable vinyl (temporary fencing for construction sites, etc.), and glass block. Other options include hinged gates, electronic security gates, and rollaway gates.

Sec. 130-37. - Screening fence standards.

- (a) Purpose. To encourage the most appropriate use of land and conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devices to be used when required in the various zoning districts or in this section in accordance with the following standards. Screening regulations are required only when a full site plan review is required (see nonresidential and multifamily development in article III of chapter 62).
- (b) Location of required screening.
 - (1) When it is determined that a zoning district sides or backs upon a noncompatible zoning district, a solid screening wall or fence shall be erected along the property line, and within the property with the higher intensity zoning district. The screening requirements shall be observed at the time of rezoning and/or construction, or upon a change in use of the property where the screening shall be imposed. The purpose for the screening is to provide a visual barrier between the properties. The owner of such property shall be responsible for and shall build the required wall or fence. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. Screening standards shall be in accordance with the following:
 - a. Screening required in the I, industrial district when siding or backing on to C-2, retail, C-1, office, MU-2, mixed use and all residential districts;
 - Screening required in the C-3, commercial district when siding or backing on to C-1, office district and all residential districts;
 - c. Screening required in the C-2, retail and C-1, office districts when siding or backing on to all residential districts;
 - d. Screening required in the MF, multiple-family district when siding or backing on to all other residential districts;
 - Screening required in all nonresidential districts when adjacent to a single-family residence located within an A-O, agricultural-open district and no farther than 100 feet from the nonresidential district boundary;
 - f. Screening required in all nonresidential developed tracts of land within or adjacent to an existing single-family residential development.
 - (2) In any district where loading areas are visible from a public street, screening shall be provided adjacent to the loading area along the street, allowing for required landscaping. These standards shall be imposed except where such use was in existence at the date of the original adoption of the zoning ordinance (December 11, 1989).
 - (3) Where permitted, outdoor storage must be screened when visible from any public right-of-way, allowing for required landscaping. An outdoor storage permit may be granted by the site development review committee for any exceptions to screening and/or landscaping requirements. A person who violates any section of this chapter is guilty of a misdemeanor and upon conviction is punishable by a fine not exceeding \$2,000.00 per occurrence in accordance with general penalty provisions of City Code section 1-14.
 - (4) Dumpsters, not including containers 300 gallons or smaller, shall be placed on concrete dumpster pads six inches in thickness, 15 feet in width and 12 feet in depth. The pad shall be screened with a six-foot fence on three sides with the fourth side remaining open for access or being fitted with a gate matching the screening on the other three sides.
 - (5) Where screening is required, the following standards shall be observed:
 - a. Materials approved for use in screening fences are solid wood (not including plywood, particleboard, or similar composite), masonry (brick or stone), or a combination solid wood and masonry. Corrugated metal or fiberglass panels shall not be used as fence materials. Screening shall be provided that completely blocks the view of materials, commodities, or equipment stored. All screening materials shall be finished on the sides facing public rights-of-way. Other types of screening devices may be approved by the planning and zoning commission.
 - b. Landscaping may be used for screening if the plant materials used are a minimum of four feet tall at the time they are planted. Any plant materials used for screening purposes shall be of an evergreen nature and shall be of sufficient height and type to completely block the view of materials, commodities or equipment stored

from adjacent public rights-of-way or property. Any time that plant materials are used for screening purposes, the developer shall post a cash bond to be held in escrow by the city to cover replacement of plant materials. The amount of such bond shall be determined by the city planner or his or her designee. The bond shall be effective for two growing seasons from the time of the initial planting; any excess funds remaining from such bond shall be returned at the end of such period to the developer.

- c. When screening is required to separate all other residential districts from either the MF, multiple-family or a nonresidential district, or when screening is required to separate nonresidential development from single-family residential development, any fence or wall shall be not less than six feet or exceed eight feet in height above the grade of the adjacent property.
- d. Along the property line between nonresidential districts, or on property adjacent to loading areas, outdoor storage and refuse areas, where screening is required, a minimum six-foot high uniform screening shall be provided.
- (6) In any residential district, the maximum height of any fence or wall in a required front setback of a single-family, townhouse, duplex, or patio home lot, shall be as provided:
 - a. Fencing, screening walls or the combination of berms and fences or screening walls shall not exceed 36 inches in height when placed a distance of 25 feet or less from the adjacent paved street surface.
 - b. Fencing, screening walls or the combination of berms and fences or screening walls shall not exceed six feet in height when placed a distance of more than 25 feet from the adjacent paved street surface.
- (7) Where a fence is erected to the rear of the minimum required front setback line, the fence shall not exceed eight feet in height above the grade of the adjacent property.
- (8) A wall or fence, not less than 54 inches in height, with a self-latching gate at all entrances, shall enclose a swimming pool area or surrounding yard area.
- (c) Maintenance of screening fences. Any screening fence erected under the provisions of section 130-37 shall be maintained by replacing or repairing any dead, loose, damaged, or missing fencing materials within 30 days after notification by the zoning official.

(Ord. No. 2110, § 3, 8-25-2015)

ARTICLE III. - FENCES

Sec. 10-199. - Issuance of permit.

No fence shall be constructed in the city without first obtaining a building permit in the manner provided in this chapter. The application for permit shall include a description of the proposed location, height and construction materials and the anticipated time for project completion and shall be accompanied by a permit fee in the amount provided in the city fee schedule.

(Ord. No. 2090, § 2, 2-13-2007)

Sec. 10-200. - Regulations.

(a) With the exceptions only approved by the city's board of adjustment following due process, the only materials acceptable for fencing in all neighborhoods shall be limited to:

EXPAND

Chain link	Woven wire fence
Split rail	Rough posts split to form horizontal fence
Board on board	Wood frame fence
Picket	Narrow vertical wooden fence
Decorative iron	Ornamental iron sections
PVC panels	Ornamental man-made material fence
Stucco	Cement plaster
Block tile	Concrete block
Shrub	Vegetation
Brick	(Self-explanatory)

- (b) Fences in neighborhoods shall not exceed eight feet in height, in rear and side yards as established by a structure in compliance with the set building code setbacks or only beyond the zoning ordinance building lines pursuant to the individual zones on a vacant parcel
- (c) Fences in neighborhoods shall not exceed 48 inches in height in front yards or beyond the setback building lines for the particular property zone with the exception of corner lots addressed in section 46-1 to prevent obscured traffic intersections.
- (d) Fences for front yards as permitted hereto shall be at least 75 percent open space for passage of light and
- (e) Fences extending across the back and side yards shall be at least five percent open space of light and air.
- (f) Gate access will be required for egress and ingress.
- (g) Fences surrounding swimming pools within the city must adhere to fencing regulations established by article V of this chapter.

- (h) Fences required whenever a zone change is granted for a business, commercial use, or for multiple dwelling in a residential zone shall adhere to specific fencing regulations established by section 56-122.
- (i) Double fencing means two or more fences constructed more or less parallel to each other, and where there is less than a 30-inch clear and accessible separation between the fences at any point. The term "clear and accessible" refers to the area between two or more fences which must be accessible to lawn mowers up to 24 inches wide in order to keep the area free and clear of grass, weeds, and unsightly debris.
- (j) The fence permit is good for a 60-day period and may be extended for an additional 30 days only if the building inspector finds circumstances warranting such extension.
- (k) Fences prohibited. It shall be unlawful for any person to construct or cause to be constructed electrified fences or fences containing barbed wire within the city. Exception: Property within the city still undeveloped and used for agricultural purposes or qualified for agricultural tax exceptions may retain barbed wire fencing until that time that development for single-family, multiple-family or light commercial use takes place on the property or adjacent to the property at which time perimeter fencing for the developed area shall comply with the regulations herein established.

(Ord. No. 2090, § 3, 2-13-2007; Ord. No. 2101, § 1, 6-12-2007)

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What Is a Bed and Breakfast?

A bed and breakfast, often abbreviated as B&B, is a business that accommodates overnight guests and offers a breakfast menu. They traditionally take the form of a large family home with a limited number of rooms. Unlike hotels, a B&B usually only hosts guests for short periods, typically overnight, as opposed to accommodating individuals interested in a longer stay.



How Does a Bed and Breakfast Work?

Bed and breakfasts offer hospitality services on a personal level. In most cases, the limited number of people they accommodate allows a host to establish a stronger connection with their guests. For example, if a guest has dietary restrictions, room preferences, or physical limitations, the host can make necessary preparations to make their stay more comfortable. Though many bed and breakfasts are run entirely by the owner, it's not uncommon for them to hire a small staff.

Bed and Breakfast vs Hotel

A bed and breakfast offers a significantly different type of experience than most hotels, motels, or inns. While some specifics may seem familiar due to the nature of the hospitality business, staying at a B&B is unique for a variety of reasons. Below, we'll investigate what separates these types of businesses from a traditional hotel:

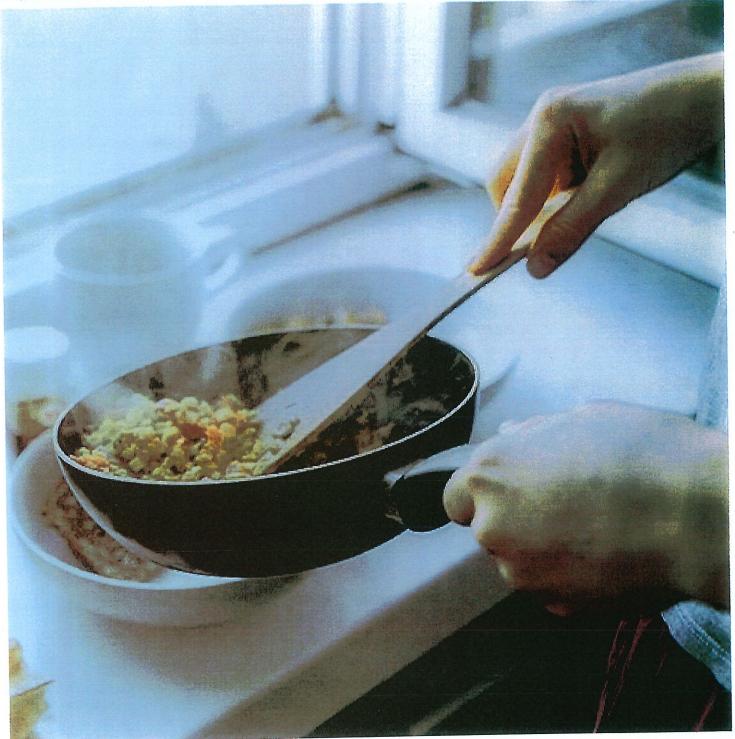
Atmosphere: One of the most striking differences between a bed and breakfast and a hotel is the atmosphere. Though a sense of privacy is retained, hosts and their guests are likely to have a closer relationship with one another due to events like check-in and breakfast. Conversely, a hotel is considerably larger and holds far more people, making it difficult to establish a connection with each guest.

Amenities: The amenities offered by a bed and breakfast feature a personal touch that you wouldn't get from a hotel. Instead of focusing on the luxury and extravagance that some hotels seek to attain, most B&Bs aim to make guests feel at home during their stay. It's common for hosts to arrange gift baskets with local products, cater to a guest's preferences, and even decorate rooms for special occasions.

Inclividuality: A key difference between hotels and bed and breakfasts is that in many cases, each room at a bed in breakfast is unique. Hotels, whether they be part of a chain or privately owned, typically feature similar layouts and many versions of the same room. Additionally, most hotels offer a similar experience to one another, though they may differ in quality. Since bed and breakfasts are almost always privately owned and specific to their location, they benefit from unique service and bedroom layouts.

Food: As its name suggests, one of the primary functions of a bed and breakfast is breakfast. Most hotels typically offer a **continental breakfast** consisting of light pastries, fruits, coffee, and tea. At a B&B, however, breakfast is typically homemade and consists of a variety of comfort foods or homestyle breakfast dishes.

What Is on a Bed and Breakfast Menu?



The contents of a bed and breakfast menu depend on a variety of factors including the host's preferences, the B&B location, and the availability of ingredients. Despite this, there are many traditional breakfast foods that you can expect to find on most menus. In some cases, hosts offer breakfast as a sit-down meal where every guest is invited to dine with one another. Below, we've listed some of the most popular breakfast options served at bed and breakfasts:

- French toast
- Omelets
- Breakfast sandwiches
- Pancakes
- Fried chicken and waffles

Bed and Breakfast vs Airbnb

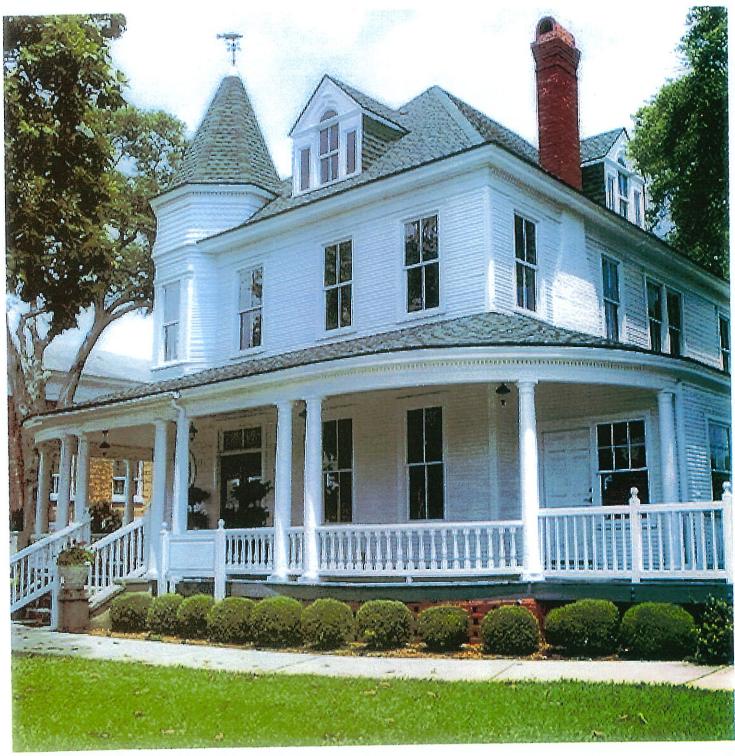
Allhough Airbnb is short for "air bed and breakfast", there are several key differences between the two. The popular rental service features a variety of properties and even lets some guests book stays at B&Bs through its app, though this doesn't make up the majority of their listings. Below, we'll investigate some of the key differences between bed and breakfasts and Airbnbs:

Host availability: The owner or host of a bed and breakfast is directly involved in nearly every aspect of a guest's stay. They'll ask for the guest's preferences, meet them at check-in, and do their best to make the stay enjoyable. Additionally, the host often serves guests breakfast directly. Conversely, most Airbnb owners don't interact much with their guests beyond check-in and check-out since their responsibilities as an owner don't require them to.

Price: Though prices can vary, Airbnb rentals are often listed at a lower cost than a bed and breakfast. This is due to a variety of factors such as the nature of the stay, responsibilities of the host, and potential B&B employees.

Hicden fees: In most cases when an individual books a stay through Airbnb, they'll find a variety of hidden fees applied to their final total. Service charges, cleaning fees, and convenience fees can accumulate quickly, causing the final price of your trip to be far higher than expected. The price of a bed and breakfast typically includes the entire experience, and it's safe to assume that the price advertised is the price a guest will pay.

How to Start a Bed and Breakfast



If you plan on opening a bed and breakfast, there are several tasks and steps you'll need to complete to be successful. Below, we've outlined a few of the most prominent steps in the

- 1. Identify a property: If you don't already own a property that you'd like to convert into a bed and breakfast, your first step should be to find one. The size of the house you choose is essential to your business. It should be big enough to host multiple guests and preserve a sense of independence, yet small enough to maintain the feeling of togetherness that every great B&B has.
- 2. Renovate: Once you've found a property, make changes to the building to be sure it's fit to accommodate multiple guests. Depending on the status of the building, the amount of work you need to do can vary. Renovations can range from as little as buying new furniture and applying a fresh coat of paint to more dramatic changes like installing private bathrooms in each room and restructuring areas of the house.
- 3. Establish a menu: Once the house and guest rooms are ready, create a menu and establish a set time for breakfast to complete the bed and breakfast experience. The food that appears on your daily menu will vary depending on your preferences as the host, as well as the guests staying with you. Create your own unique menu to set yourself apart from other similar
- 4. Consider hiring staff: The number of staff members you hire, if any at all, depends on how many guests you plan on hosting at a time and the amount of responsibility you are willing to take on as an owner. It's possible to take care of every task on your own or with a business partner, but as you host more guests this can become increasingly difficult to manage. Consider hiring a small number of staff members to make your B&B run as efficiently as possible.
- 5. List your business: Once you're prepared to open your bed and breakfast, you should take the time to list and advertise it. Vacation rental websites such as Airbnb and Vrbo are especially helpful, but they may carry additional fees. You can also establish your own website and list print ads to successfully create awareness of your new business.

Establishing what a bed and breakfast is and how to open one is essential information for anyone working in the hospitality industry. Whether you're preparing to open a bed and breakfast of your own or you just want to learn more about the subject, the information above is a great place to start.

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Related Resources

bed and break-fast

/'be den 'brekfest/

noun

1. sleeping accommodations for a night and a morning meal, provided in guest houses and small hotels.

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bed-and-breakfast

noun

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Save Word

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Log In

bed-and-break fast | \ 'bed-ən(d)-'brek-fəst

Definition of bed-and-breakfast

: an establishment (such as an inn) offering lodging and breakfast

First Known Use of bed-and-breakfast

1978, in the meaning defined above

Sec. 513. - Bed and Breakfast.

A bed and breakfast shall meet the following requirements:

- A. Be no closer than five hundred (500) feet from any other bed and breakfast
- B. Meals may be served in guest rooms but not prepared in guest rooms. Permits to prepare and/or serve food shall be secured from the San Patricio County Department of Public Health which shall continuously inspect the residence to ensure compliance with all Texas Food Establishment Rules.
- C. The use of commercial dumpsters for day to day garbage disposal shall be prohibited.
- D. Provide two (2) off-street parking spaces for the owners and one-half (½) off-street parking spaces for each guest room. All such parking spaces shall be exclusive of driveways and immediately available for use (cannot be used for storage or any other purpose which prevents the owners and guests from using them). All such parking spaces shall be constructed of concrete or brick pavers and be properly drained. Parking in the front yard may be prohibited as a condition to the issuance of a Special Use Permit (to preserve the single-family residential character of the neighborhood at a street level).
- E. Comply with all requirements of the Americans with Disabilities Act.
- F. Comply with all R1 regulations of the International Building Code. The Department of Development Services shall conduct annual inspections to ensure continued compliance.
- G. Comply with all R1 regulations of the International Fire Code. The Fire Department shall conduct annual inspections to ensure continued compliance.
- H. Comply with all Hotel Occupancy Tax regulations.

(Ord. No. 2005, § 4, 5-5-09; Ord. No. 2065, § 1, 2-5-13)

Department showing proof of registration for the specific location for the short term rental establishment for payment of the hotel occupancy tax required by chapter 31 of the City Code of San Antonio, Texas.

- (2) The owner shall provide written confirmation from the City of San Antonio Finance Department showing proof that their hotel occupancy tax account with the City of San Antonio is not in arrears.
- (3) The hotel occupancy tax confirmation from the City of San Antonio finance department indicates that the that the registration occurred prior to the effective date of this ordinance for the specific location for which the short term rental establishment seeking nonconforming rights indicates.

(Ord. No. 2018-11-01-0858, § 4, 11-1-18)

(type 1) short term rental unit. Additional non-owner occupied units in excess of this allowance on the same land parcel shall be considered (type 2) short term rental units and shall be subject to the density limitations in table 374.01-1.

- (2) Short Term Rental (Type 2). A short term rental (type 2) is a residential dwelling unit, or a portion thereof, which is either not occupied by the owner or operator, or the owner or operator does not occupy another dwelling unit, or portion thereof, on the same property, as reflected in title records.
- (b) Limitations on Other Activities at Short Term Rentals. The following activities or uses may not occur as part of the operation of a short term rental, either (type 1) or (type 2):
 - (1) The operator shall not provide prepared food or beverage, directly or indirectly (e.g., using caterer), for consumption for a fee. This subsection shall not prohibit an operator from providing prepackaged food or beverages either as a gift or for a fee.
 - (2) Short term rentals in residential zoning districts shall not include venues for weddings, events, restaurants, meeting halls, or any other uses otherwise described in the tables of permitted uses (table 311-1 and table 311-2) either as an accessory use or a primary use.
- (c) Density Limitations for Short Term Rentals (Type 2) in Residential Areas. In order to preserve the essential character of residential areas, the following density limitations are established:
 - (1) Short term rentals (type 2) shall be limited to no more than one-eighth (12.5 percent) of the total number of single-family, duplex, triplex, or quadraplex units on the block face, as defined in Appendix A of this chapter, in residential zoning districts. At least one (type 2) short term rental shall be permitted per block face, regardless of density. Authorized bed and breakfast establishments shall be considered in the calculation of these density requirements.
 - (2) Short term rentals (type 2) within multi-family (e.g. five (5) or more units) buildings or groups of buildings on the same land, lot or parcel, regardless of zoning district, shall be limited to the density requirements in table 374.01-1. Authorized bed and breakfast establishments shall be considered in the calculation of these density requirements.

Table 374.01-1

EXPAND

Total Number of Units Within the Building	(Type 2) Permit Density Threshold	
Five (5) to seven (7) units	One (1) (type 2) short term rental unit	
Eight (8) units or more	One-eighth (12.5%) of the total number of units on than same land lot or parcel	

In order to establish and operate a short term rental (type 2) which exceeds the density limitations of this section, approval of a special exception from the board of adjustment shall be required in addition to the requirements of article XXII of chapter 16 of the City Code. See section 35-399.03 of this chapter.

- (d) Nonconforming Rights for Short Term Rentals (Type 2) Lawfully in Existence as of the Effective Date of Ordinance. Short term rental (type 2) establishments shall be considered lawfully in existence for the purposes of deriving non-conforming rights from section 35-702 of this chapter if all of the following criteria are met:
 - (1) The owner shall provide written confirmation from the City of San Antonio Finance

- The granting of a special city council approval will not adversely impact the residential quality of the neighborhood in which the structure is located.
- (2) Non-Distressed Structure. The applicant must demonstrate, and the city council must find:
 - The public welfare and convenience will be served, as demonstrated by subsections (1) and (2), below.
- (3) That nearby streets will not be substantially impacted by the proposed bed and breakfast. To make this determination, the city council shall consider input from the city traffic engineer.
- (4) The residential character of the neighborhood will not be disrupted in a manner to prevent the adjacent owners from the quiet enjoyment of their property.
 - The neighboring property will not be substantially injured by such proposed use.
- (j) Regulations Pertaining to Bed and Breakfast Establishments Within the Residential Zoning districts. Bed and breakfast establishments within residential zoning districts shall be managed and occupied by the owner of the property. Permission shall be granted by the director of planning and development services for an on-site manager to be employed by the owner for a time not to exceed one hundred twenty days (120) of a calendar year. If circumstances require the absence of the owner for a period exceeding one hundred twenty (120) days, the director of planning and development services may grant an extension for good cause.
- (k) Nonconforming Rights. Properties which are used as bed and breakfast establishments as of May 6, 1999, as well as properties properly zoned for use as bed and breakfast establishments, may be registered as nonconforming uses at the department of planning and development services and upon such registration shall continue as long as the establishment remains in operation as per article VII of this chapter. Any property currently zoned for use as a bed and breakfast, but not used as such, shall within one (1) year from the May 6, 1999 begin to be used as a bed and breakfast for this subsection to apply.

(Ord. No. 95573 § 6, Amendment "F") (Ord. No. 98697 § 4 and 5) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2010-11-18-0985, § 2, 11-18-10; Ord. No. 2015-12-17-1077, § 2, 12-17-15)

Sec. 35-374.01. - Short Term Rentals.

A short term rental is a property that rents out all or a portion of a residential dwelling unit, apartment, condominium, or accessory dwelling (as each of the preceding is defined by this chapter), for a period of less than thirty (30) consecutive days, and not less than twelve (12) hours, to a particular occupant. A short term rental shall not be considered as a hotel, extended stay hotel, motel, corporate apartment, or bed and breakfast, as defined in this chapter.

- (a) [Short Term Rentals.] Short term rentals are divided into two (2) types:
 - (1) Short Term Rental (Type 1). A short term rental (type 1) is a residential dwelling unit, or a portion thereof, which is either occupied by the owner, as reflected in title records, or an operator as reflected in a valid lease agreement, and with the express permission of the property owner. The owner or operator shall make his or her legal residence on the same property, as evidenced by homestead exemption, voter registration, vehicle registration, or similar means.
 - i. On residential properties which are not multi-family buildings (e.g., duplex, four-plex), a single individual unit, which is not owner occupied, but which is located on the same land parcel as an owner-occupied unit of common ownership as the non-owner occupied units shall be considered a (type 1) short term rental unit. Additional non-owner occupied units in excess of this allowance on the same land parcel shall be considered (type 2) short term rental units.
 - ii. In a multi-family building, a single individual unit, which is not owner occupied, but which is located on the same land parcel as an owner-occupied unit of common ownership as the non-owner occupied units shall be considered a

- DIVISION 7. SUPPLEMENTAL USE REGULATIONS | Unified Development Code | San Antonio, TX | Municode Library
 - establishment only. This nameplate may be attached to the building, gatepost, gate, or other permanent fixture to allow visibility from the street.
- (g) Parking Space Requirements. One (1) off-street parking space per guest room shall be provided in addition to the required off-street parking for the owner/operator. Tandem parking is allowed; however, except for the driveway, the front yard shall not be used for parking.

(h) Reserved.

(i) Regulations Pertaining to Bed and Breakfast Establishments Within Any Zoning District. Except as provided below, no bed and breakfast establishments within these zoning districts may be permitted within three hundred (300) feet laterally and one hundred fifty (150) feet perpendicularly (as below) of any other property authorized for a bed and breakfast use within any zoning district. Such measurements shall be made from the property line of the proposed bed and breakfast to the nearest property line of the existing bed and breakfast. (See Figure 374-1)

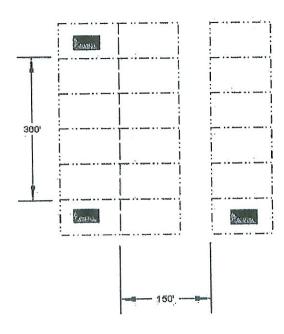


Figure 374-1

Measurement for the location of a proposed bed and breakfast establishment shall be in a straight line (without regard to intervening structures or objects) in three (3) directions. The first measurement shall be from the nearest front property line of the proposed bed and breakfast establishment one hundred fifty (150) feet outward towards the street. The second and third measurements shall be from the two (2) side property lines of the proposed bed and breakfast three hundred (300) feet laterally to the side lot line(s) of adjacent properties.

Specific use authorization approval to operate a bed and breakfast establishment within the above measurement formula of one hundred fifty (150) feet and three hundred (300) feet of another bed and breakfast establishment as defined in subsection (b) above may be granted for the following structures:

- (1) Distressed Structure. The applicant must demonstrate, and the city council must find:
 - The restoration of a historic landmark or structure is a valuable addition to the quality and the character of the city; or
 - There is proof that a bed and breakfast use is the only economically feasible way to finance the preservation of the structure; and

2/5

Sec. 35-374. - Bed and Breakfast.

STATEMENT OF PURPOSE

The purpose of this section is to regulate bed and breakfast establishments within the city. Such establishments as specified by zoning district are subject to the conditions of this section.

- (a) Applicability. The provisions of this section shall apply to the establishment of any bed and breakfast in the city.
- (b) **Definitions.** Definitions which appear below apply only to this section and shall prevail if in conflict with definitions found elsewhere within this chapter.
 - (1) **Distressed structure** means a structure which has been certified by the historic preservation officer as being more than fifty-one (51) percent uninhabitable or vacant, and/or in disrepair for more than two (2) years.
 - (2) Owner of the property means a natural person directly owning at least fifty (50) percent fee simple interest in the property and who shall also occupy the premises as his place of residence.
- (c) Number of Guest Rooms per Structure. The maximum number of permitted guest rooms per bed and breakfast establishment within each zoning district shall be as indicated in the following table. Any bed and breakfast establishment with more than twelve (12) guest rooms shall be considered a hotel and shall be required to comply with the zoning provisions for such uses.

EXPAND

Zoning District	Number of Guest Rooms
RE, R-20, NP-15, NP-10, NP-8, R-6, RM-6	2
R-4, R-5, RM-5	1
RM-4, MH, AE-2 - interior	3
MF-18, MF-25, AE-2 - corner	5
MF-33, MF-40, MF-50, O-1, O-1.5, O-2, AE-1, AE-3	10
NC, C-1, C-2, D	12

- (d) Certificate of Occupancy. A certificate of occupancy shall be required for all bed and breakfast establishments.
- (e) Guest Register Required. The owner/operator shall maintain a current guest register to include names, addresses, fees collected and dates of occupancy of all guests.
- (f) Signage Requirements. No signs shall be permitted within residential districts except for a nameplate not exceeding one (1) square foot in size and consisting of the name of the





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Airbnb Requirements: What You Need to Become a Host

Last Updated: April 27, 2022 by Brett Helling

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Contact us for Questions



Since its inception in 2008, Airbnb has provided millions of travelers with accommodation all across the world.

Not only has it completely disrupted the travel industry, it has also provided millions of homeowners with an opportunity to create an extra revenue stream through home sharing.

Almost three million people currently host on Airbnb, allowing them to earn extra money by sharing their rooms and homes with travelers from all around the world.

But what is actually required to become a new host on Airbnb?

What do the barriers of entry look like?

Could you become a host today if you wanted to?

This article will address some of these pressing questions you may have before you list your space on Airbnb.

We'll provide you with everything you need to know to get your listing up so you can start making money as soon as possible.

[gw_promotion id="7984"]

What Are Airbnb Host Requirements?

Lucky for you, pretty much anybody can become an Airbnb host.

All that's required is providing a safe and comfortable accommodation, follow some basic hosting requirements, and abide by all local laws and regulations.



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Add listing Host Saved Trips Messages Help

Homes in New York



ENTIRE HOUSE BROOKLYN
"The Country" & the NYC Waterfront!
\$175 per night · Free canceliation
\$25.21 370 · Superhost



PRIVATE ROOM - NEW YORK
Manhattan Lux Loft.Like,Love.Lots.Look
!
\$168 per night - Free cancellation



PRIVATE ROOM-NEW YORK
The Artist's Experience
\$95 per night · Free cancellation
***** 270 · Superhost



ENTIRE APARTMENT - BROOKLYN
Brownstone Studio
\$120 per night - Free cancellation
***** 83 - Superhost

Airbnb is a global company that connects travelers and homeowners from all walks of life in every corner of the world.

Airbnb is available to residents in almost every country in the world besides Crimea, Iran, Syria, and North Korea.

Signing up and listing your property on Airbnb is completely free and easy.

Airbnb also allows a great deal of flexible accommodations that qualify for hosting on its platform.

[su_note note_color="#f2f2f2" radius="2"]

Editor's Note:

If you have a room, house, condo, townhouse, or apartment to rent out on Airbnb, also check out <u>our favorite Airbnb competitors</u>.

Listing on multiple platforms means potentially less vacancy, and more money in your pocket.

[/su_note]

Types of Accommodations on Airbnb

Airbnb accommodations fall into three categories: the entire place, private room, or shared room.

If you list your entire home or property, guests are allowed to stay in your home without you or any other guests being present.

This typically means they have access to a bedroom, bathroom, and kitchen.

If you list a private room, guests will have their own private living quarters, however, there will be shared spaces with either you or other guests.

Lastly, if you decide to list your property as a shared room, guests will be sleeping in a shared bedroom with you or other guests.

Airbnb not only lets you rent out your home or apartment, but the doors are also open to traditional accommodation options as well as some off the wall property listings.

This includes anything from an air mattress in a spare bedroom to a tent in the backyard.

Airbnb allows hosts to list all of the following options, plus any other types that hosts can dream up:

- Homes
- Apartments
- Private Rooms
- Treehouses
- Boats
- Tents
- Castles
- Yurts
- RVs

Unique homes for your next trip Book one of these unique spots to escape the ordinary



1,912 TREEHOUSES

Get some perspective

Take your trip to new heights with these one-of-a-



9,167 BOATS
Sail the high seas
Follow in the footsteps of adventurers past with boats of all shapes and sizes.



1,829 YURTS
Made just for glamping
Embrace a mix of Indoor comfort and the great

As long as you're completely transparent with guests in your listing, there shouldn't be a problem with your accommodation.

The only restrictions that Airbnb puts in place on its listings are the following:

- The space must only be used for lodging.
- If the property is a mobile vehicle (RV, boat, yacht, etc.), it must be parked in a semi-permanent location and in a privately owned space.

- The property is accurately portrayed online, in the same location as described, and is bookable by the host.
- Mobile vehicles that aren't semi-permanent and in one place, like boats and RVs, aren't allowed.
- Listings that aren't primarily used for lodging are also not allowed.

Now that you know whether or not your property can qualify, let's go over some basic requirements that you'll need to fulfill in order to be a successful host on Airbnb.

Basic Requirements for Great Hosts

In order to uphold high accommodation standards and provide a comfortable and enjoyable experience to travelers, Airbnb enforces some basic requirements for hosts.

These include things like providing guests with basic amenities and being readily available to help them in any way.

The five core areas that Airbnb lists as being the most basic requirements for becoming a host are the following:

- Provide Essential Amenities: Anything a guest would need, like toilet paper, a pillow, towel, and other basic essentials, is required by all hosts.
- **Be Responsive:** Hosts are required to have a high response rate and get back to guests' questions and concerns within 24 hours of their inquiry.
- Accept Reservation Requests: Airbnb expects that you'll accept prospective guests and consistently rent out your property.
- Avoid Cancellations: Cancellations result in a penalty, so it's best to avoid these at all costs.

• Maintain a High Overall Rating: If you maintain a high rating, you'll likely show up higher on search results and potentially become a Superhost. This shows guests that you're a great host and will help you maximize earnings in the long run.

As long as you follow these guidelines, you shouldn't have a problem turning your new listing into a successful one. But what about local laws and regulations?

You obviously want to do everything by the book, so let's look over some of the legal issues surrounding Airbnb hosting.

Understanding Local Laws and Regulations

Before officially becoming a host on Airbnb, it's important that you first check to see the local laws and regulations that are in place in your local area.

Each city, state, and country may have different rules that apply to people wanting to host through Airbnb.

In some places, short-term bookings are illegal which would put you in a very tough position.

In other places, permits or licenses may be required to lease out your property to others on a short-term basis.

Regulations that may apply to your city may come in the form of any of the following:

 Licenses or permits: Many cities require you to obtain a business license or apply for a permit to qualify for a short-term rental property.