



STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Bryce Jaeck, GIS Planner

June 16, 2023 – Revision 6/21/2023

INTRODUCTION

The current language below is the current zoning bed and breakfast language. Changes are marked in red, with the removed portion denoted with a ~~strike-through~~. This change is to reflect Mayor and Council intent to change the number of guest rooms. Staff also noted a typo for correction as well. [NOTE – Typo had the change unclearly labeled section 800.33(f) inverted. It is corrected below].

800.33 Additional Minimum Requirements – Bed & Breakfast Operation

A bed and breakfast operation shall be allowed only under these prescribed conditions:

- a. Shall not include: i) pets of guests, ii) meal service other than breakfast or cooking by guests, ~~iii iv~~ sale of alcoholic beverages, beer and/or wine on the premises
- b. Shall be valid as long as the dwelling unit is owner-occupied and lived in by the owner(s) described in Section 200(10) while in operation;
- c. Shall maintain a city license, subject to annual renewal in accordance with the minimum operational standards set forth in the Code of Ordinances, Section 22;
- d. Shall be limited detached single-family dwellings containing at least 2,500 sq ft. and a minimum lot acreage of .75 acres for one (1) guest room, and an additional .125 acres for every additional guest room;
- e. Shall be located on premises not nearer than 2,000 feet from an existing principal residence with an accessory bed and breakfast, as measured from property line premises to property line;
- f. Shall have no more than ~~six (6)~~ **four (4)** bedrooms used for guest room purposes;
- g. Shall have two (2) parking spaces for residents and one (1) space per guest room; such parking shall be of pervious construction and mitigated by landscaping; and no off-street parking or parking in the front yard shall be permitted at any time;
- h. Shall have no more than one (1) employee in addition to family members who reside in the dwelling unit;
- i. **Conditional Use – Standards for Consideration:**

In addition to the standards for conditional use application decisions as set forth in Section 1125.5, public hearings shall specifically take into consideration in making a decision the extent to which;

- i) Construction plans for additions or alterations are compatible in appearance, scale and footprint to other single-family dwellings along the same block;
- ii) Parking is mitigated by existing and proposed landscaping and easily reversible at the cessation of this accessory use;
- iii) The proposed accessory use is secondary to the principal use, is reversible in nature, and operates in harmony with the principal single-family use and surrounding residential area; and
- iv) Any other considerations necessary to protect the health, safety, and welfare of an established single-family zoning district

City of Madison

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All materials submitted by the applicant are available at City Hall or online at <http://www.MadisonGA.com/Zoning>. Staff will have copies of these materials at all public hearings.