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| <b>(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?</b> |                                 |
| Applicant:                                                                                                                                                                                                                | No                              |
| Staff:                                                                                                                                                                                                                    | No significant adverse impacts. |
| <b>(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?</b>                                                                      |                                 |
| Applicant:                                                                                                                                                                                                                | No                              |
| Staff:                                                                                                                                                                                                                    | No adverse impacts.             |
| <b>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</b>                                                                         |                                 |
| Applicant:                                                                                                                                                                                                                | No                              |
| Staff:                                                                                                                                                                                                                    | No adverse impacts.             |

### **Supplemental Standards of the LDR Applicable to the Proposed Use**

#### **Section 218-13 Standards of Use and Development (H) Bed & Breakfast Inn**

- (1) The operator of the establishment shall reside on the site.
- (2) The use shall have a lot area of not less than 10,000 square feet and a floor area within the dwelling unit of no less than 2,000 square feet.
- (3) No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 consecutive days.
- (4) The residential character of the neighborhood shall not be changed as a result of increased traffic in the neighborhood caused by the use.
- (5) The structure shall be compatible with the character of the neighborhood in terms of height, setbacks and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.
- (6) The proposed use shall maintain acceptable residential noise standards.
- (7) No restaurant use shall be permitted. Meals may be served on the premises only for guests and employees of the Bed and Breakfast Inn.
- (8) Rooms may not be equipped with cooking facilities.

### **Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.*

**Building Inspections:** No Comments

**Fire:** No Comments

**Engineering:** No Comments

**Landscape:** No Comments

**Police:** < No Comments >

**Utilities:** < No Comments >

**Public Works:** < No Comments >