

**ORDINANCE NO. 06-2983**

**AN ORDINANCE TO AMEND TITLE 14, CHAPTER 2, SECTION 14-203 BY ADDING A DEFINITION OF BED AND BREAKFAST ESTABLISHMENT AND CHAPTER 4, SECTION 14-406 BY ADDING BED AND BREAKFAST ESTABLISHMENT AS A USE ON APPEAL IN THE B-6 DISTRICT (TRANSITIONAL OFFICE).**

**WHEREAS**, During discussions regarding permitted uses within the B-6 district, bed and breakfast establishments was mentioned; and

**WHEREAS**, bed and breakfast establishments are currently allowed only in the Rural Residential District as a Use on Appeal; and

**WHEREAS**, the B-6 district allows for uses that are low intensity in manner, compatible with adjacent single-family detached dwellings; and

**WHEREAS**, bed and breakfast establishments are low intensity and compatible with single-family detached dwellings; and

**WHEREAS**, at their August 22, 2006 meeting, the Planning Commission recommended approval of this proposed amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF LEBANON, TENNESSEE:**

**Section 1.** That pursuant to Title 14, Chapter 12, Lebanon Municipal Code, that the Lebanon Municipal Code, Title 14, Planning and Zoning, Chapter 4, Provisions Governing Business Districts, Section 14-406 (2) shall be amended by adding Bed and Breakfast as a use on appeal.

**Section 2.** That pursuant to Title 14, Chapter 12, Lebanon Municipal Code, that the Lebanon Municipal Code, Title 14, Planning and Zoning, Chapter 2, General Provisions Relating to Zoning, Section 14-203 shall be amended by adding the following definition:

**Bed and Breakfast:** A private home, inn, detached guest house, or other residential facility offering over night lodging to guests and offering meals only to those guests by the owner or manager who lives on the premises or property immediately adjacent to it. No facility shall have more than six (6) sleeping rooms, furnished for pay, with no more than two adult guests and no more than two children 12 years and under in any one room. Renting of rooms by guest shall not exceed twenty-one (21) consecutive days. All activity shall be subordinate and incidental to the main residential use of the building.

**Section 3.** This Ordinance shall take effect on and after its passage.

Notice of Public Hearing was published in the "Wilson Post" on September 15, 2006.

A Public Hearing was held at 5:55 PM in the City Council chambers on October 3, 2006.

Ordinance 06-2983

Attest:

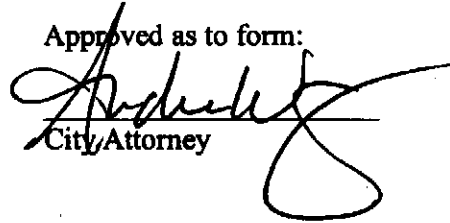
Approved:

  
Commissioner of Finance & Revenue

  
Mayor

Approved as to form:

Passed first reading: September 5, 2006

  
City Attorney

Passed second reading: October 3, 2006