

Introduced by: Mayor
Date: April 15, 1986
Hearing: May 20, 1986
Vote: 13 Yes, 2 No
Action: Enacted

KENAI PENINSULA BOROUGH

ORDINANCE 86-30

AMENDING THE KENAI PENINSULA BOROUGH CODE OF ORDINANCES CHAPTER 21.78 BED AND BREAKFAST USES WITHIN THE CITY OF SEWARD.

WHEREAS, growing concern has arisen about bed and breakfast uses in the city of Seward; and

WHEREAS, the Seward Advisory Planning Commission and the Seward City Council have held public hearings and recommended ordinances; and

WHEREAS, the Borough Planning Commission held a public hearing, took testimony, reviewed recommended ordinances and recommended a bed and breakfast ordinance to the Assembly;

NOW THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. That Kenai Peninsula Borough Code of Ordinances Chapter 21.78.030 Definitions is amended to add:

- m. "Bed and breakfast" means a home occupation in which the owner-occupant rents out a single guest room to a traveler on a short-term basis."

Section 2. That Kenai Peninsula Borough Chapter 21.78 is amended to add:

21.78.660 Home occupations. Notwithstanding the provisions of any other section of this chapter home occupations are allowed in the RR, R1, R2 and R3 zones.

Section 3. That Kenai Peninsula Borough Chapter 21.78 is amended to add:

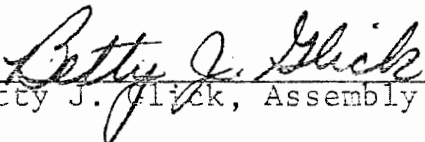
21.78.670 Bed and breakfast uses. Bed and breakfast type uses are allowed by administrative permit in the RR, R1, R2 and R3 districts subject to the following:

- a. The use follows the guidelines set forth as a home occupation;
- b. The operation will be limited to an owner-occupied dwelling with that dwelling being the owner's principal place of residence;

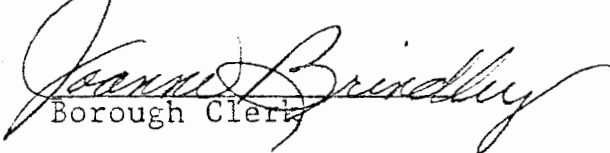
- c. No more than one bedroom will be utilized;
- d. One off-street parking space is to be provided for the bed and breakfast room in addition to those required for the residential dwelling;
- e. Use is contingent upon approval by the Fire Chief;
- f. No cooking or cooking facilities are permitted in the guest room;
- g. The length of stay shall not exceed seven (7) consecutive days; and
- h. No more than one meal per day can be served.

Section 4. That this ordinance takes effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON THIS 20th DAY OF May, 1986.


Betty J. Glick, Assembly President

ATTEST:


Joanne Brindley
Borough Clerk