

Section 14.8.0 — Agricultural/Residential (A-2) District Special Land Uses

.06 BED AND BREAKFAST ESTABLISHMENTS

A. The bed and breakfast establishment shall be adequately serviced by water supply and wastewater disposal facilities. A certification that the existing or proposed facilities meet this requirement shall be supplied to the Township prior to approval of a special land use permit. Said certification shall be issued by the Sanilac County Health Department.

B. No such establishment shall be permitted where there exists more than one (1) other such establishment within one-thousand (1000') feet, measured between nearest property lines.

C. Such uses shall not be established in any two family or multiple family dwelling.

D. One parking space per room available for rent shall be provided on the premises, in addition to the parking required for a single family dwelling. The parking shall be located so as not to pose negative impact on adjacent properties. The Planning Commission may require screening of the parking area using standards set forth in Chapter 16.

E. Kitchen facilities are permitted, but must comply with building code and state health department requirements for fire safety and public health.

F. Additions or exterior modifications to a structure for the purpose of accommodating additional guests shall be prohibited.

Interior modifications may be permitted to accommodate handicapped persons or to comply with building, fire and public health codes.

G. Exterior solid waste storage facilities beyond those needed for a single family dwelling are prohibited.

H. One sign shall be permitted not to exceed **thirty-two (32) square feet** in display area. The sign may be illuminated. The sign shall be setback from the nearest right of way line a minimum of twenty-five (25) feet and shall not exceed **six feet in height**.

I. The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, who shall live on the premises while the establishment is open for business.

J. Retail and service uses shall be prohibited within a bed and breakfast establishment, including but not limited to gift shop, antique shop, restaurant, bakery or apparel sales.

K. Meals may be served only to overnight guests, employees or the resident family and a separate fee or charge for meals consumed is prohibited.

7/21/2011 Amendment Approved

Amending the

Lexington Township Zoning Ordinance book updated 3/18/2010

Pages 201/202