

**Section 5.5 BED AND BREAKFAST OVERLAY DISTRICT**

A bed and breakfast establishment is defined as a secondary use of a single family residence, as a place of lodging for guest where rooms and meals may be provided for compensation subject to the restrictions provided in this Ordinance.

**5.5.1 Overlay District.** The bed and breakfast overlay district consists of that portion of the Single-Family Residential District which is located east of Jefferies Boulevard.

**5.5.2 Requirements.** To be approved as a bed and breakfast by the Codes Enforcement Officer, the property must comply with the following requirements:

- A. The primary use of the structure must remain as a single family residence.
- B. The duration of a guest stay may not exceed thirty (30) consecutive days.
- C. The residence must be owner occupied.
- D. No more than five (5) guest rooms may be established.
- E. The resident owner shall maintain a current guest register listing the names, addresses and dates of occupancy of all guests.
- F. The property owner shall provide a minimum of two (2) family parking spaces and one (1) additional space per guest room. All parking must be on site and may not fall within the required setbacks.
- G. The bed and breakfast shall be subject to all business licenses, revenue collection ordinance and other codes of the City of Walterboro and State of South Carolina.
- H. Meals may be served only to resident guests.
- I. No special events or functions, for which the owner receives compensation, may be held at the bed and breakfast.

**5.5.3 Compliance.** The property owner must certify the ability to comply with the above stated provisions at the time of application for a conditional use permit and agree to remain in compliance as long as the bed and breakfast establishment remains in operation.

**5.5.4 Transferability.** Approval of a property for use as a bed and breakfast establishment shall be transferable with the sale of the property provided the new property owner certifies compliance with the above stated provisions as part of the issuance or transfer of a business license for the new bed and breakfast establishment.

**5.5.5 Revocation.** Failure to maintain compliance with the above stated restrictions may result in revocation of the conditional use permit.