

THE CITY OF PELLA

Planning & Zoning Department | 825 Broadway Street | Pella, IA 50219
Phone: (641) 628-0043 | Monday – Friday | 7:30am to 4:30pm

Bed and Breakfast Information

A “Bed and Breakfast” is described by the City Code as:

A building in which lodging is provided and offered to the public for compensation and which is open to transient guests as distinguished from a hotel or motel by its smaller size and its more personal service and atmosphere.

A Bed and Breakfast is permitted in the A1, RR, R1A, R1B, R1C, R2, R3, CBD and CUC Districts. *A Bed and Breakfast is not permitted in the R1 District.*

A Bed and Breakfast is limited to the taking of boarders or the leasing of rooms by a resident, provided that the total number of boarders and roomers does not exceed three (3) per building; that separate cooking facilities are not provided; and that off-street parking of one stall per each single adult boarder or per family be provided. *An establishment that provides rooms for more than 3 boarders is considered as a Lodging Use Type and would only be allowed in the commercial zoning districts.*

Any signs for a Bed and Breakfast must meet the following requirements:

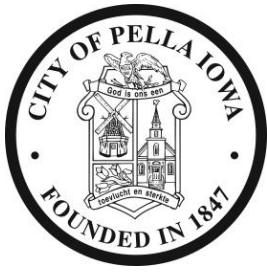
No sign, other than one unlighted sign not over four (4) square feet in area attached flat against the dwelling and displaying only the occupant's name and occupation, shall advertise the presence or conduct of the home occupation except that in case where the home is set back 75 feet or more from the nearest street right of way, then the following shall be allowed:

- (a) A freestanding sign, maximum five (5) feet in height and five (5) square feet in area; the sign may be externally lit but not internally lit; minimum setback from property line shall be five (5) feet, or
- (b) A wall sign, maximum five (5) square feet in area; the sign may be externally lit but not internally lit

Please note that a “Bed and Breakfast” is also considered a Home Occupation.

A home occupation is a business, profession, occupation or trade conducted for gain or support entirely within a residential building, or a structure accessory thereto, which is incidental and secondary to the use of such building for dwelling purposes and which does not change the essential residential character of such building.

Additional requirements and information can be found on the **Home Occupations** information sheet.



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Bed and Breakfast Application

SECTION 1. BUSINESS INFORMATION

Site Address:	Property Owner:
Business Name:	Business Owner:
Business Phone:	Business Email:

SECTION 2. BUSINESS CHARACTERISTICS

How many workers (other than yourself) does this business employ?	How many employees (other than yourself) live at this home?
Square Footage of Home:	Number of Bedrooms/Bathrooms:
Will there be any alteration(s) that change the character or appearance of the principal residence? YES NO If yes, please explain:	
Are all business operations conducted in a structure (i.e. home, garage, shed)? YES NO If no, please explain:	
How many off-street parking spaces are provided for guests?	
Will any signage for the business be used? If yes, please submit a sign permit with the Planning and Zoning Department.	

SECTION 3. ACKNOWLEDGEMENTS

_____ I certify that I am the legal owner on record, or ___ I have secured the property owner's permission and have full authority to make this application, and the above information is correct to the best of my knowledge.

_____ I have read and understand the requirements for home occupations under Chapter 165.23.4 of the zoning code.

Printed Name and Signature of Applicant

Date Signed

Printed Name and Signature of Property Owner

Date Signed