

APPENDIX B – ZONING
5000 – SUPPLEMENTAL USE REGULATIONS

5700. - BED AND BREAKFAST REGULATIONS

Municode link: https://www.municode.com/library/tx/wichita_falls/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_5000SUUSRE_5700BEBRRE

[Sec.] 5705. - Purpose.

The purpose of bed and breakfast regulations is to provide for an alternative type of lodging for visitors, and to provide for the preservation and adaptive reuse of older structures and historic landmarks.

(Ord. No. 31-91, § 2, 4-2-1991)

[Sec.] 5710. - Definitions.

Bed and breakfast homestay means an owner-occupied dwelling unit that is at least 50 years old or is a designated city historic landmark, and contains no more than five guest rooms, where short-term lodging, with or without meals, is provided for compensation.

Bed and breakfast inn means a structure that is at least 50 years old or is a designated city historic landmark, and contains no more than ten guest rooms, where short-term lodging, with or without meals, is provided for compensation. Limited social functions such as receptions and private parties, with or without food service, may also be provided. However, this definition shall not permit the operation of a restaurant for customers other than the occupants of the guest rooms and their guests, or the invitees to the reception or private parties. The operator of the inn shall reside on the premises.

(Ord. No. 31-91, § 2, 4-2-1991)

[Sec.] 5715. - Spacing requirements.

In SF-1 Single-Family Residential (large lot) and SF-2 Single-Family Residential (standard lot) Zones, a bed and breakfast homestay or a bed and breakfast inn shall be limited to one per block face. Block face shall mean properties which front on one side of a street, and lie between two intersecting streets.

(Ord. No. 31-91, § 2, 4-2-1991; Ord. No. 29-2007, § 3, 3-20-2007)

[Sec.] 5720. - Length of stay and rates.

Length of stay of guest shall not exceed 14 consecutive days. Room rental rates shall be based on daily rental rates only.

(Ord. No. 31-91, § 2, 4-2-1991)

[Sec.] 5725. - Parking requirements.

Off-street parking shall be provided at the rate of two spaces plus one space per guest room. Tandem or stacked parking will be permitted. Additionally, the following requirements shall apply:

- (i) In SF-1 Single-Family Residential (large lot) and SF-2 Single-Family Residential (standard lot) Zones, the front setback area shall not be used for parking, except on existing driveways.
- (ii) Bed and breakfast inns which provide for limited social functions must provide at least 15 off-street parking spaces. The entire parking requirement, except for handicapped parking spaces, may be provided offsite, subject to written agreement of the owner of the offsite parking area assuring continued availability of the required parking.

(Ord. No. 31-91, § 2, 4-2-1991)

[Sec.] 5730. - Signage.

APPENDIX B – ZONING
5000 – SUPPLEMENTAL USE REGULATIONS

Signage shall identify, rather than advertise, the establishment. In SF-1 Single-Family Residential (large lot), SF-2 Single-Family Residential (standard lot), and MFR Multifamily Residential Zones, signs shall be limited to one per establishment per street frontage and be limited to:

- a. A ground sign not exceeding two square feet in area and three feet in height; or
- b. A wall sign not exceeding two square feet in area.

In all other zones, signs shall be regulated by section 6700.

(Ord. No. 31-91, § 2, 4-2-1991)

[Sec.] 5735. - Health requirements.

Food service and other health requirements shall have to meet all state and city-county Health Department regulations, as amended.

(Ord. No. 31-91, § 2, 4-2-1991)

[Sec.] 5740. - Fire safety.

The facility must meet fire safety requirements of the city, as amended.

(Ord. No. 31-91, § 2, 4-2-1991)