

Citing from City of Greenville Code of Ordinances: 19-4.4.4H

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(H)

*Bed and breakfast inn.*

(1)

*Generally.*

(a)

Bed and breakfast inns are limited to ten guest rooms. In residentially-zoned districts bed and breakfast inns are limited to four guest rooms, unless the board of zoning appeals finds that additional rooms will not be detrimental to the residential character of the district.

(b)

The inn must be operated by the owner occupant of the property or by members of owner occupant's family also residing on the premises.

(c)

Cooking facilities shall be prohibited in quest rooms.

(d)

Guest rooms shall not be located in accessory structures.

(e)

Exterior alterations to the structure shall be approved by the design review board, through an application for certificate of appropriateness. Guest rooms shall not have individual exterior entrances.

(2)

*Neighborhood meeting required.* A neighborhood meeting shall be required to be conducted prior to submission of a special exception application for a bed and breakfast inn. (See section 19-2.2.4 neighborhood meetings.)

(3)

*Site standards.*

(a)

When located in a district zoned residential, single-family, a bed and breakfast inn shall only be located on a street with average daily trips of 2,200 or greater.

(b)

Bed and breakfast inns in residential districts shall not to be located within 200 feet of another bed and breakfast inn or group living facility.

(c)

Parking for a bed and breakfast inn shall not be located in the front yard of the facility, except when stacked in a typical residential driveway, and may be approved as turf or a pervious pavement system.