

## CITY OF WORTHINGTON – BED & BREAKFAST CODE SECTIONS

### 1123.085 **BED AND BREAKFAST**.

"**Bed** and **breakfast**" means a residence with no more than four guest rooms to accommodate lodgers for compensation and serving **breakfast** to lodgers only.  
(Ord. 45-91. Passed 5-13-91.)

### 1175.10 **BED AND BREAKFAST ESTABLISHMENTS**.

A **bed** and **breakfast** establishment shall be occupied as a residence by the manager or owner of the establishment and no more than five guests or lodgers for compensation shall be permitted at any one time. The guest or lodger for compensation shall reside at the establishment for no more than twenty consecutive days. One off-street parking space shall be provided for each guest room and excluding the owner's or manager's personal garage spaces. Such spaces shall conform to the standards of Chapter [1171](#) for commercial uses and shall be provided on the property used for a **bed** and **breakfast** establishment or on an adjoining parcel if provided by agreement between property owners. Signage shall be limited to one sign not exceeding four square feet per side. No special gatherings such as receptions or parties for compensation shall be conducted at a **bed** and **breakfast** establishment, except for events promoting the establishment not to exceed three such events per year. Such events shall require the prior approval of the Director of Safety. The Director may refuse to approve such event if, in the Director's judgment, the event is detrimental to the health, safety or welfare of the community.  
(Ord. 45-91. Passed 5-13-91.)

### 1305.09 **BED AND BREAKFAST ESTABLISHMENTS**.

Any dwelling unit regulated by this chapter, which is used as a **bed** and **breakfast** as defined in Section [1123.085](#) of the Planning and Zoning Code shall comply with the following requirements:

- Each sleeping room used by lodgers shall have posted in a conspicuous location an approved exit plan.
- An operable fire extinguisher shall be provided in all kitchen areas.
- The Worthington Division of Fire may conduct periodic fire inspections to determine compliance with applicable Fire and Building Codes.  
(Ord. 10-2013. Passed 4-15-13.)

### 1147.01 **PERMITTED AND CONDITIONAL USES**.

The permitted and conditional uses for each district, except districts designated as Planned Use Districts, are shown in the accompanying tabulation which shall constitute Chapter [1147](#) of the Zoning Ordinance. All uses in Zoning Districts designated Planned Use District shall be in accordance with the Preliminary Plan adopted by the City Council pursuant to Chapter [1174](#) of the Codified Ordinances. The interpretation of uses given in categorical terms shall be as defined in Chapter [1123](#). Uses not specifically listed or interpreted by municipal officials to be included categorically under this chapter and Chapter [1123](#) shall not be permitted except by amendment to the Zoning Ordinance. Man-made impoundments, lakes or ponds shall not be permitted in the City, except as part of a planned development in a Community Development Project, Integrated Commercial Center and Integrated Office, Research or Restricted Industrial Centers. This prohibition on impoundments, lakes, or ponds shall not apply in residential districts to back yard fish ponds or decorative water features with a depth of thirty inches or less, a surface of less than seventy-five square feet and located to the rear of a dwelling or structure.  
(Ord. 04-2013. Passed 2-19-13.)

#### CONDITIONAL USES REQUIRING MUNICIPAL PLANNING COMMISSION APPROVAL

"R-6.5" One and Two Family Residence	"AR-4.5" Low Density Apartment	"AR-3" Medium Density Apartment	"SC" Senior Citizen
Conversion of dwellings Plant production Noncommercial recreational facilities Public service facility Semipublic uses	<b>Bed</b> and <b>breakfast</b> Conversion of dwellings Plant production Noncommercial recreational facilities Public service facility Semipublic uses	<b>Bed</b> and <b>breakfast</b> Noncommercial recreational facilities Nursing homes Conversion of dwellings Neighborhood commercial Public service facility Semipublic uses	Nursing home Senior residential (including efficiency units) Senior assisted living