



Legislation Text

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TO: Franklin Municipal Planning Commission

FROM: Jim Svoboda, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2016-53, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend The Regulations For Commercial Uses For Bed And Breakfast Establishments In Order To The Increase The Maximum Number Of Permitted Guests From Six To Eight, And Increase The Maximum Number Of Sleeping Rooms Available For Transient Occupancy From Three To Four."; (01/26/17 FMPC 9-0; 02/14/17 1ST BOMA Reading 6-0; 03/14/17 2nd BOMA Reading 7-0) THIRD AND FINAL READING

Background/Staff Comments

The purpose of Ordinance 2016-53 is to amend the Franklin Zoning Ordinance to revise the maximum number of rooms and occupancy regulations for Bed and Breakfast establishments to be consistent with the requirements for Short-term Vacation Rentals.

The Franklin Municipal Code currently permits Short-term Vacation Rentals to utilize up to four sleeping rooms for rent for transient occupancy of 21 days or less, and restricts the maximum occupancy at any one time to ten occupants. The Board of Mayor and Alderman (BOMA) discussed updating the Bed and Breakfast regulations to be consistent with the occupancy/room requirements for short-term vacation rentals at its November 22, 2016, Work Session, and directed staff to initiate the process to draft an amendment to the Zoning Ordinance.

The proposed amendment to the Bed and Breakfast regulations (FZO § 3.2.7 (3)(d)) increases the maximum number of permitted guests from six to eight, and increases the maximum number of sleeping rooms available from three to four.

3.2.7 Regulations for Commercial Uses

(3) Bed and Breakfast

(d) A maximum of **four** ~~three~~ sleeping rooms may be available for transient occupancy by up to **eight**

~~six~~ guests, and in no event shall a sleeping room be occupied by a guest for more than seven consecutive days.

The operators of Bed and Breakfast establishments are required to permanently reside on the premises and therefore are considered to be occupants that are counted when the maximum permitted occupancy is determined. Both Short-term Vacation Rentals and Bed and Breakfast establishments must comply with the requirements of the International Fire Code/Life Safety Code adopted by the City of Franklin.

Recommendation

Recommend approval of Ordinance 2016-53 to the Board of Mayor and Aldermen.