

**ORDINANCE NO. 2013- 9**

**AN ORDINANCE OF THE CITY OF UVALDE, TEXAS; AMENDING  
SUBSECTION 17.04.050 DEFINITIONS, SUBSECTION 17.20.010 USES  
BY DISTRICT, AND SUBSECTION 17.20.020 (B) OF, TITLE 17, UVALDE  
CODE OF ORDINANCES TO ESTABLISH REGULATIONS FOR BED  
AND BREAKFASTS**

**WHEREAS**, Bed and Breakfasts are good for the City of Uvalde by helping property owners generate income from their residences as well as giving them the incentive and making it economically feasible to fix up their properties thereby increasing property values, and

**WHEREAS**, tourists that stay in Bed and Breakfasts stay longer and spend more money. Bed & Breakfasts will charge hotel and motel taxes to help generate for the City more tax dollars, as well as increase property values, and increase tourism.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UVALDE, TEXAS, THAT:**

**17.04.050 Definitions:**

A Definition: bed and breakfast is an accommodation offered by an inn, or especially a private residence home, consisting of a several rooms of which are set aside for overnight guests whose paid accommodations include breakfast.

**17.20.010 Uses by District:**

Bed and Breakfast are allowed within properties zoned in R1 and B3 zones after obtaining a specific use permit.

**17.20.020 (B) Certain Uses to be located by Special Permit:**

**Special Conditions:**

- A. Bed and breakfast facilities are subject to the following Special Conditions
- (1) Parking. One off-street parking space per guest room and one off-street parking space for the owner/proprietor are required.
  - (2) Number of guest rooms. The maximum number of guest rooms shall be eight.
  - (3) Length of stay. The maximum length of stay for each guest shall be limited to 14 consecutive days within any 30-day time period.

- (4) The facility shall be owner occupied in the R1 zoning districts and may be manager occupied in B3 zoning districts.
- (5) Signs shall conform to City of Uvalde Sign Control Ordinance

B. Health factors:

- (1) The meals shall be confined to a continental-type breakfast, consisting of pastries (prepared outside the establishment), milk, cereal, fruit, fruit juice, and coffee, unless the facility meets all state and city health department requirements for commercial food service. Cooking in a guest room is prohibited.
- (2) The owner of the facility shall provide clean linens and towels on a daily basis, provide adequate heating, air conditioning, ventilation and lighting; provide adequate hot and cold water; provide adequate sewage disposal; maintain the outside area in a clean and sanitary manner; maintain the structure(s) in suitable state of repair; and properly clean the premises and facilities during the guests stay and after each guest has departed.
- (3) Each owner of the facility must acquire a permit for the facility from the city health department prior to issuance of a certificate of occupancy.
- (4) Inspections by the city health department will be made on a regular basis and upon demand as required by a complaint. The inspections must be successfully passed.

C. Building and Fire Protection considerations:

- (1) Owner of bed and breakfast facility must obtain a certificate of occupancy (C.O.) from the city building official after a special use permit is issued, if a special use permit (SUP) is required. The facility must successfully pass the C.O. inspection.
- (2) The structure(s) must conform to all city and state building codes for existing or new construction as the situation dictates.
- (3) The city fire marshal or his representative shall inspect all bed and breakfast facilities before a C.O. is issued. The facility must successfully pass the inspection. Regular inspections shall be made on an annual basis.

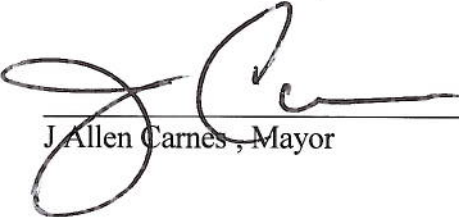
- (4) Each bed and breakfast facility must comply with the appropriate section on "Lodging and Rooming Houses" contained in NFPA 101 Life Safety Code.
- (5) Each facility must have at least one battery operated or regular hard wired smoke detector in all guest rooms, stairwells and/or corridors on each floor of the structure.
- (6) An approved fire extinguisher shall be provided in close proximity to the guest units on each floor.

**PASSED AND APPROVED** on the 25<sup>th</sup> day of June, 2013.

**ATTEST:**

  
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Susan M. Conley City Secretary

**CITY OF UVALDE, TEXAS**

  
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J. Allen Carnes, Mayor