

CHAPTER XX: BED & BREAKFAST INNS AND INTERNAL ACCESSORY DWELLING UNITS:

XX.1: OVERVIEW:

This Chapter governs the establishment, use, and rental of select secondary dwelling facilities in residential zones. These include bed and breakfast inns and internal accessory dwelling units (ADUs). The intent of these regulations is to provide some occupancy flexibility for affordable housing and income generation within residential zones, while preserving the residential character and safety of the surrounding residences and community.

XX.1: BED AND BREAKFAST INNS:

A bed and breakfast inn is a licensed, owner-occupied lodging facility, created in a residential zone for the purpose of commercial rentals less than consecutive 30 days in length.

A. APPLICABILITY

Bed and breakfast inns with up to two guest rooms and a maximum number of 4 individuals are a conditional use in all residential zones. State and town business licenses are required.

B. SCOPE LIMITATIONS

Any type of nightly rental facilities in a residential zone outside of the definition of bed and breakfast inn is considered a short-term rental (STR) and is not permitted.

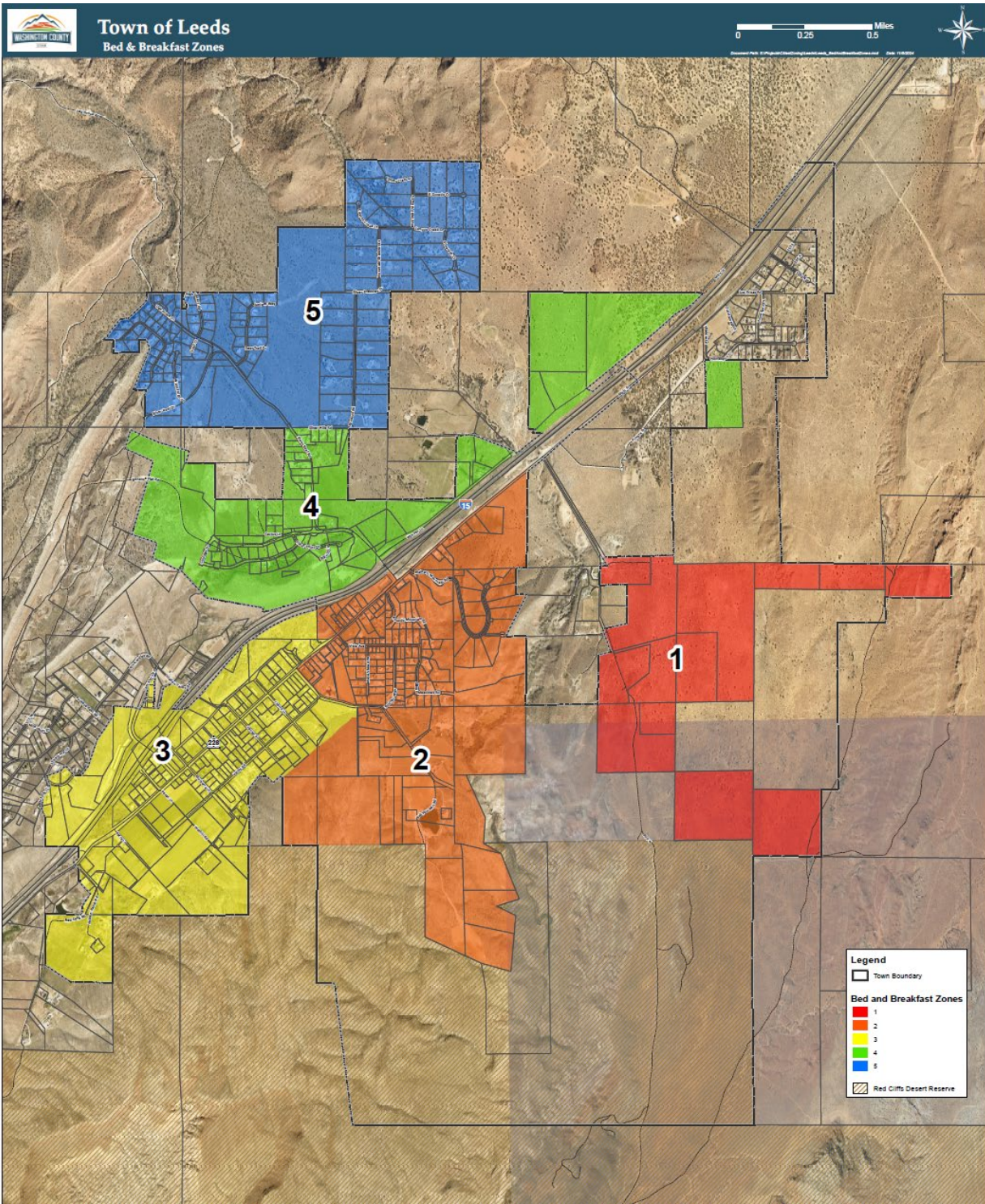
C. REQUIREMENTS

1. **Owner Occupancy.** The primary dwelling unit must be owner occupied during paid guest stays.
2. **Applicable Codes.** Bed and breakfast inns shall be considered transient facilities and subject to the transient room tax pursuant to Utah State Code. Bed and breakfast inns must meet all applicable Town, County, Southwest Utah Public Health Department and Hurricane Valley Fire District Codes.
3. **Employees.** No more than two nonresident employees may be employed at the bed and breakfast inn.
4. **Parking.** One off-street parking space shall be provided for each lodging room included in the bed and breakfast inn and for each employee of the operation.
5. **Home Business.** Where a bed and breakfast inn is conducted as a home business, all home business standards must be met, except that a maximum of 35% of the floor area of the residence may be used for the bed and breakfast inn.
6. **Conditions.** The Town may impose additional conditions on the bed and breakfast inn in order to mitigate potential impacts that the operation might create.
7. **Density.** There may not be more than 5% of the total residential dwelling units in each of the geographic sectors identified on the Leeds Town Bed and Breakfast Inn

Map may be a bed and breakfast inn. Although Leeds does not enforce CC&Rs, the bed and breakfast inn must not be contrary to CC&Rs.

8. No new bed and breakfast inn may be approved in a residential development that is constructed after January 1, 2025.

D. LEEDS TOWN BED AND BREAKFAST INN MAP



XX.2: INTERNAL ACCESSORY DWELLING UNITS:

Internal accessory dwelling units (ADUs) are secondary dwellings created within the footprint of an owner-occupied primary dwelling for the purpose of a long-term rental.

A. APPLICABILITY

Internal ADUs are a conditional use of owner-occupied primary residential dwelling in designated residential zones. The Town of Leeds may prohibit the creation of internal ADUs within a zoning district covering an area that is no more than 25% of the total area of the municipality zoned primarily for residential, with the exception of newly constructed Internal ADUs that:

1. Have a final plat approved on or after October 1, 2021; and
2. Comply with applicable land use regulations

B. SCOPE LIMITATIONS

Detached or external accessory dwelling units are not permitted.

C. REQUIREMENTS

1. **Owner Occupancy.** The primary dwelling unit must be occupied by the deeded owner while the internal ADU is rented.
2. **Minimum Rental Length.** Internal ADUs are subject to a minimum rental period of 30 consecutive days. Rentals of less than 30 consecutive days are prohibited.
3. **Number of ADUs per Dwelling.** No more than one internal ADU may be constructed per primary dwelling.
4. **Minimum Lot Size.** The minimum primary residential lot size must be at least 6000 square feet to qualify for an internal ADU.
5. **Applicable Codes.** Internal ADUs must meet all applicable Town, County, Southwest Utah Public Health Department and Hurricane Valley Fire District Codes. Internal ADUs are prohibited in a primary dwelling that has a failing septic system, or where the additional occupancy exceeds the permitted septic system capacity.
6. **Parking.** At least one off-street, dedicated parking space shall be provided for the internal ADU.
7. **Retention of Primary Dwelling Character.** Internal ADU shall be designed in a manner that does not alter the appearance of the primary dwelling as a single-family home.
8. **Mobile Homes.** Internal ADUs may not be constructed within a mobile home.
9. **Licensing.** Rental of internal ADUs is subject to a Leeds business license.