

Los Ranchos Bed & Breakfast Permit Requirements

(1) Bed and Breakfast Facilities

(a) Bed and Breakfast establishments are allowable in all zones of the Village with initially approved permit and license, providing the premise has access to city water and sewer or obtains a wastewater permit from the NMED stating the maximum flow rate on the parcel.

(b) Approval is by the Planning and Zoning Commission at a regularly scheduled hearing with public notice as per § 9.2.25(F).

1. Bed and Breakfast establishments must be operated by the owner of the home, living in residence. Up to two additional employees may be employed by the business.
2. It shall be conducted entirely within the residence or accessory buildings on the residential property.
3. Not more than four guestrooms may be utilized to provide lodging in other than the C-1, AC or VC Zone.
4. Parking for guests must be off street.
5. Meals may or may not be served.
6. Noise must be mitigated according to §7.4.2. Nuisances, Misconduct and Common Offenses.
7. One lighted sign not to exceed four (4) square feet is permitted on premises and must meet the Dark Skies provisions of §9.2.20.
8. Bed and Breakfast establishments must have published rules of operation, approved by the Planning Director.
9. Every permittee shall comply with all federal, state, county, and municipal laws and regulations applicable and the failure to do so shall constitute grounds for revocation. Each license shall be posted on the premises where it is visible at all times.
10. Upon request by the Planning Director, the permittee shall completely and fully cooperate with any investigation of any complaint or suspected code violation, including allowing a complete on premises inspection by Village designated personnel.
11. Bed and Breakfast permits shall be subject to such different and additional conditions as the Planning and Zoning Commission deems reasonable.
12. Bed and Breakfast establishments shall be inspected annually by the Fire Department for fire safety.

(c) Revocation procedure shall follow §9.2.25(E)(3) Home Occupation Revocation:

(3) Home Occupation Revocation.

- (a) Complaints of suspected violations may be made in writing at any time. Complaints must fully and completely state the nature of the violation.
- (b) Upon receipt of written complain concerning a home occupation license, or any code violation, the Planning Director shall initiate a full investigation.
- (c) If the investigation substantiates the complaint, the Planning Director shall schedule a hearing before the Planning and Zoning Commission at the next regularly scheduled meeting following Public Notice §9.2.25(F).
- (d) The Planning and Zoning Commission will consider all presented testimony and evidence and make the decision to revoke the home occupation license or not according to adopted Rules for the Transaction of Business.
- (e) Upon revocation of a home occupation permit, all activity associated with the occupation will cease and desist within seventy-two (72) hours of such decision.