

CITY OF ST. CHARLES

---

ORDINANCE NO. 1986-Z-11

AN ORDINANCE AMENDING TITLE 17, "ZONING,"  
OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
BED & BREAKFAST GUEST HOMES

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ST. CHARLES  
THIS 21st DAY OF JULY, 1986

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PUBLISHED IN PAMPHLET FORM BY  
AUTHORITY OF THE CITY COUNCIL  
OF THE CITY OF ST. CHARLES,  
KANE AND DU PAGE COUNTIES,  
ILLINOIS, THIS 25th DAY OF  
JULY, 1986

  
CITY CLERK

ORDINANCE NO. 1986-Z-11

AN ORDINANCE AMENDING TITLE 17, "ZONING",  
OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
BED & BREAKFAST GUEST HOMES

REFER TO:  
MINUTES 1-21-86  
PAGE 2271

DATE OF PUBLICATION 7/25/86  
NEWSPAPER Pamphlet Form

WHEREAS, a Petition has been filed for amending Title 17, "Zoning", of the St. Charles Municipal Code regarding amendments relating to bed and breakfast guest homes; and

WHEREAS, the Plan Commission of the City of St. Charles has held a public hearing on said Petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.04, "Rules and Definitions", be and is hereby amended by adding thereto the following Section:

17.04.052 Bed and Breakfast Guest Home

"Bed and breakfast guest home" means a residential building containing an aggregate of not more than five (5) lodging rooms offered for rent to transient guests for a continuous period of thirty (30) days or less, and containing the owner's principal residence; food may be served only to overnight guests, exclusively between the hours of 5:00 am and 10:00 am.

2. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.04, "Rules and Definitions", be and is hereby amended by deleting Sections 17.04.140 and 17.04.550, and

substituting the following therefor:

17.04.140 Dwelling

"Dwelling" means a residential building or residential portion of a building, but not including hotels, motels, rooming houses, nursing homes, or trailers.

17.04.550 Roominghouse or Boardinghouse

"Roominghouse" or "Boardinghouse" means a building or portion thereof containing lodging rooms which accommodate three (3) or more persons who are not members of the keeper's family, and where lodging rooms or meals, or both, are provided for compensation.

3. That Title 17, , "Zoning", of the St. Charles Municipal Code, Chapter 17.14, "R-3 Two-Family Residence District", Section 17.14.020, "Special Uses", be and is hereby amended by deleting said Section and substituting the following therefor:

17.14.020 Special Uses

Special uses in an R-3 District shall be as follows:

- A. Special uses allowed in the R-2 District
- B. Bed and breakfast guest homes

4. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.14, "R-3 Two-Family Residence District", Section 17.14.030, "Lot Area", be and is hereby amended by adding thereto the following paragraph:

- C. Not less than ten thousand square feet (10,000 s.f.) for bed and breakfast guest homes.

5. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.14, "R-3 Two-Family Residence District", Section 17.14.030, "Lot Width", be and is hereby amended by adding thereto the following paragraph:

- C. Not less than sixty-five feet (65') at the building area for bed and breakfast guest homes.

6. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.16, "R-4 General Residence District", Section 17.16.030, "Lot Area", by adding thereto the following paragraph:

- E. Bed and breakfast guest homes, eight thousand four hundred square feet (8,400 s.f.).

7. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.16, "R-4 General Residence District", Section 17.16.040, "Lot Width", be and is hereby amended by deleting said Section and substituting the following therefor:

17.16.040 Lot Width

Lot width in an R-4 District shall not be less than fifty feet (50') for single family detached dwellings; not less than sixty-five feet (65') for two-family detached or single family semidetached dwellings; and not less than sixty-five feet (65') for bed and breakfast guest homes.

8. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.16, "R-4 General Residence District", Section 17.16.060, "Building Height - Dwelling Uses", Paragraph A, be and is hereby amended by deleting said Paragraph and substituting the following therefor:

- A. As in an R-1 District for single family detached, semidetached, or attached dwellings, two-family dwellings, and bed and breakfast guest homes.

9. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.18, "R-5 Multiple Residence District", Section 17.18.020, "Special Uses", be and is hereby amended by deleting said Section and substituting the following therefor:

17.18.020 Special Uses

Special uses in an R-5 District shall be as follows:  
Special uses allowed in the R-4 District, except bed and  
breakfast guest homes.

10. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.25, "B-2-C Central Business District", Section 17.25.030, "Permitted Uses" be and is hereby amended by adding thereto the following paragraph, and renumbering paragraphs 11 through 83 as paragraphs 12 through 84:

11. Bed and breakfast guest homes

11. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.25, "B-2-C Central Business District", Section 17.25.090, "Parking and Loading", be and is hereby amended by adding thereto the following paragraph, and relettering Paragraph E to Paragraph F:

E. Bed and breakfast guest homes: A minimum of one (1) parking space, plus one (1) parking space for each lodging room

12. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.26, "B-2-T Transitional Business District", Section 17.26.020, "Permitted Uses", Paragraph D, be and is hereby amended by adding thereto the following subparagraph:

3. Bed and breakfast guest homes

13. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.26, "B-2-T Transitional Business District", Section 17.26.040, "Lot Area", be and is hereby amended by adding thereto, at the end of said Section, the following:

...and ten thousand square feet (10,000 s.f.) for bed and breakfast guest homes.

14. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.26, "B-2-T Transitional Business District", Section 17.26.050, "Lot Width", by deleting said Section and substituting the following therefor:

17.26.050 Lot Width

Lot width in a B-2-T District shall not be less than fifty feet (50') at the buildable area for single family detached dwellings, businesses containing a residence, and bed and breakfast guest homes.

15. That Title 17, "Zoning", of the St. Charles Municipal Code, Chapter 17.38, "Off-Street Loading and Parking", Section 17.38.190, "Off-Street Parking - Required Spaces", be and is hereby amended by adding thereto the following Paragraph, and relettering Paragraph CC to Paragraph DD:

CC. Bed and breakfast guest homes: A minimum of two (2) parking spaces, plus one (1) parking space for each lodging room.

16. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 21st day of July, 1986.

Ordinance No. 1986-Z-11  
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**PASSED** by the City Council of the City of St. Charles, Kane  
and DuPage Counties, Illinois, this 21st day of July,  
1986.

**APPROVED** by the Mayor of the City of St. Charles, Kane  
and DuPage Counties, Illinois, this 21st day of July,  
1986.

  
MAYOR

**ATTEST:**

  
CITY CLERK

**COUNCIL VOTE:**  
Ayes: 10  
Nays: 0  
Absent: 0

STATE OF ILLINOIS )  
 ) SS.  
COUNTIES OF KANE AND DU PAGE )

C E R T I F I C A T E

I, Jean M. Connors, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on July 21, 1986 the Corporate Authorities of such municipality passed and approved Ordinance No. 1986-Z-11, entitled AN ORDINANCE AMENDING  
TITLE 17, "ZONING", OF THE ST. CHARLES MUNICIPAL CODE REGARDING  
BED AND BREAKFAST GUEST HOMES

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1986-Z-11, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 25, 1986, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 23<sup>rd</sup> day of

July, 1986.

Jean M. Connors  
Municipal Clerk

( S E A L )