



Purpose

A bed & breakfast establishment is defined as a detached house in which the owner offers overnight accommodations and meal service to guests for compensation per [88-805-04-O\(1\)](#).

Bed & breakfast establishments are permitted in residential zoning districts R-80, R-6, R-5, R-2.5, R-1.5, R-0.5, and R-0.3 where approved by the Special Use Permit (SUP) approval process, and are subject to the following standards outlined in section [88-320](#) in addition to any standards imposed as par of the SUP approval process.

Standards and Conditions

- The establishment must be operated by the owner of the dwelling unit, who must live on the property;
- At least one off-street parking space must be provided per two guest rooms;
- The building in which the bed & breakfast is located must have a minimum floor area of 3,000sqft;
- The bed & breakfast may not contain more than 8 guest rooms;
- Food service may be provided for resident guests only;
- Bed & breakfast establishments may not be leased or offered for use as reception space, party space, meeting space, or other similar events open to non-resident guests; and
- One non-illuminated wall sign, not exceeding 80sqin in area, may be displayed. No window or other display or sign may be used to advertise such use.

A bed & breakfast establishment is a permitted use in commercial zoning districts B-1, B-2, B-3, and B-4; and, in downtown zoning districts DC, DX, and DR.

A bed & breakfast establishment to be located in an officially designated historic landmark (local or national) may be approved via the SUP process in zoning districts R-10, R-7.5, R-6, and O.

Requirements for Certificate of Occupancy

In addition to the Zoning Ordinance, the proposed use must be evaluated for conformance to the Kansas City Building & Rehabilitation Code (KCBRC), which references the currently adopted 2018 International Building Code (IBC). The following information is intended to assist in the proper classification of the use.

A bed & breakfast facility is defined by the IBC as a “congregate living facility (transient)”. The use is defined as transient as guests typically stay not more than 30 days.

1. If the use meets all the limitations of 310.4.2, as amended by the KCBRC, then the use is considered to be a single-family residence (under the International Residential Code (IRC)). A new Certification of Occupancy is NOT required if this use is in an existing single-family dwelling.
 - a. KCBRC Article II – 310.4.2 Lodging houses; Owner-occupied lodging houses (in which the owner lives in common with the guests) with 5 or fewer guest rooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the IRC.
 - i. Lodging House – A one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guest rooms.

2. If the use does not meet all the limitations of KCBRC 310.4.2, the occupancy classification is as follows:
 - a. If the total number of occupants in a transient congregate living facility is 10 or fewer, the use is classified as an R-3 occupancy out of the IBC.
 - b. If the total number of occupants in a transient congregate living facility exceeds 10 persons, then the use is classified as an R-1 occupancy.

A new certificate of occupancy is required when an existing single-family dwelling is changed to either of these examples. The facility shall be shown to comply with the requirements of the KCBRC for the use. An automatic fire sprinkler system is required throughout the building. The fire sprinkler system in an R-1 occupancy shall be designed in accordance with the NFPA 13 Standard, or the NFPA 13R Standard for buildings up to four stories in height above grade plane; or, for an R-3 occupancy, may, alternatively, be designed in accordance with the NFPA 13D standard.

Consult the KCBRC for complete information. Please refer to [Information Bulletin No. 139](#) and KCBRC [Section 18-23](#) for information on obtaining a Certificate of Occupancy. For questions, please contact our Code Question Line at (816) 513-1511.

Requirements for Occupational and Operators Licensing

An occupational license is required when lodging and boarding services are provided within the city limits of Kansas City, Missouri. Contact the Business License for more information, 816-513-1135.

Contact the KCMO Health Department, (816) 513-6315, and the [Missouri State Department of Health and Senior Services](#) regarding lodging permits required for certain bed & breakfast establishments.