

Tourist Rooming House

A Tourist Rooming House (TRH) is defined as all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. Rentals are for less than 30 consecutive days.

Bed and Breakfast

A Bed and Breakfast Establishment (B&B) is defined as any place of lodging that provides 8 or fewer rooms for rent to no more than a total of 20 tourists or other transients for more than 10 nights in a 12 month period, is the owner's personal residence, is occupied by the owner at the time of rental and which the only meal served to guests is breakfast.

Columbia County Planning & Zoning

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This handout summarizes requirements for Tourist Rooming Homes & Bed and Breakfast Establishments but it is not all inclusive. Please contact Department Staff with specific questions regarding your project.



Tourist Rooming House & Bed and Breakfast Establishments Quick Facts

Columbia County, Wisconsin

112 E. Edgewater Street * Portage, WI

Tourist Rooming House

What are the requirements?

- a. Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number of bedrooms in the unit.
- b. The number of guest vehicles allowed on site is limited to the number of bedrooms in the tourist rooming house. On-street parking is prohibited. No recreational vehicle or tent may be used for living or sleeping purposes.
- c. Must meet all requirements associated with a single-family dwelling.
- d. The appearance or use of the tourist rooming house shall not be altered in a manner that would cause the premises to differ from its residential character.
- e. No on-site advertising.
- f. Must be licensed by the State of Wisconsin
- g. In addition to any state required license fee, each operator of a TRH approved under the Columbia County Zoning Code or determined to be a legal nonconforming use shall provide the County with an annual fee and an annual report on a form furnished by the County to enable the County to confirm compliance with any conditions of approval, the standards of this chapter and any state reporting requirements.
- h. The Conditional Use Permit shall not be transferable to another owner.

Bed & Breakfast

What are the requirements?

- a. No premises shall be utilized for a bed and breakfast unless there are at least two exits to the outdoors from such premises.
- b. The dwelling unit in which the bed and breakfast takes place shall be the principal dwelling of the operator or owner and said operator or owner shall live on the premises when the bed and breakfast is active, as required under the Wisconsin Administrative Code.
- c. The Conditional Use permit shall not be transferable to another owner.
- d. The maximum stay for any occupants of a bed and breakfast establishment shall be 31 consecutive days.
- e. All such facilities shall be required to obtain a license to serve liquor, if applicable.
- f. In addition to any state required license fee, each operator of a B&B approved under the current or previous County codes or ordinances shall provide Columbia County with an annual fee to enable the County to confirm compliance with the standards of this chapter to fulfill state reporting requirements.
- g. Within the A-1 district, such use shall also be subject to the following additional limitations:
 - * Be conducted by the owners or operators of the farm, and employ no other persons.
 - * Require no buildings, structures or improvements other than a preexisting farm residence, an agricultural accessory structure or both.
 - * Not impair the current or future agricultural use of the farm or of other farmland that is within the A-1 district legally protected from nonagricultural development or both.

Annual Fees

Tourist Rooming House	\$110.00
Bed and Breakfast	\$100.00

One Time Fees:

Conditional Use Pre-Application	\$50.00
Conditional Use Application	\$500.00



Zoning Districts

The following Zoning Districts allow for Tourist Rooming Houses **with an approved Conditional Use Permit:**

- AO-1 Agriculture and Open Space
- A-2 General Agriculture
- RR-1 Rural Residential
- R-1 Single-Family Residence
- R-2 Multiple-Family Residence
- C-1 Light Commercial

The following Zoning Districts allow for Bed & Breakfast Establishments **without a Conditional Use Permit:**

- R-2 Multiple-Family Residence

The following Zoning Districts allow for Bed & Breakfast Establishments **with an approved Conditional Use Permit:**

- A-1 Agriculture
- AO-1 Agriculture and Open Space
- A-2 General Agriculture
- RR-1 Rural Residential
- R-1 Single-Family Residence
- C-1 Light Commercial