Lake Geneva Zoning
Per [Section 98-206-(4) (1)]

Commercial indoor lodging.
Description: Commercial indoor lodging facilities include land uses which provide sleeping accommodations for overnight and/or extended-stay housing in individual rooms or suites of rooms, for consideration to transients. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. This land use includes but is not limited to hotels and motels.
Commercial indoor lodging facilities also include land uses which provide sleeping accommodations for transients for overnight and/or extended-stay housing in distinct housing units, including single-family, two-flat, twin home, duplex, townhouse, multiplex and apartment dwelling units, including but not limited to land uses commonly referred to as "cottages," "vacation homes," "tourist homes," "resort homes," and "fractional ownership and time share units."
As opposed to residential land uses, such commercial indoor lodging land uses are intended and managed to accommodate transients and tourists, and are thus prohibited from all residential zoning districts, and from the Neighborhood Office and Neighborhood Business Zoning Districts. Such land uses are typically occupied to provide access to recreational, cultural and business opportunities in the region, and generally do not serve as the permanent legal residence of the occupants.
Dwelling units which are occupied by a single property owner and guests staying without consideration for less

than a year, and remain unoccupied by any other party for the remainder of the year, such as many "second homes" are considered residential units, rather than commercial indoor lodging. This land use does not include bed-and-breakfast establishments as regulated in Section 98-206(4)(l).

Restaurants, arcades, fitness centers, and other on-site facilities available to nonlodgers are not considered accessory uses and therefore require review as a separate land use.

1.

Permitted by right: not applicable.

2.

Conditional use regulations (PO, PB, GB, CB):

a.

If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.

b.

Facility shall provide a buffer yard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property (see Section 98-610).

c.

Within the PO District, each and every room must take primary access via an individual interior door, and may not be accessed via an external balcony, porch or deck, except for emergency purposes.

d.

All vehicles shall have and shall be parked on an improved surface, including any type of recreational vehicle.

e.
No outside storage of any recreational accessories, such a pool floats, life jackets, etc.
f.
Shall comply with Section 98-905, Conditional use review and approval.
g.
After approval, applicant must apply for City business license.
h.
After approval, applicant must apply for and comply with the room tax permit.
3.
Parking regulations: one space per bedroom, plus one space for each employee on the largest work shift.