

exists in the amount of not less than \$100,000 for each person or property injured or damaged and not less than \$300,000 for injury or damage to more than one person or one person's property arising out of one occurrence. Such insurance shall cover injury or damage occurring upon the site of the operations as well as upon properties adjoining thereto as a result of conditions or activities existing upon the site. A copy of the policy shall be filed with the Township Clerk.

G. Variances:

The Board of Appeals shall have the right and authority to grant variances from the foregoing conditions and limitations where particular circumstances or hardship may exist, the spirit and intent of the provisions to protect the neighborhood from devastation are still complied with and substantial justice would thereby be affected.

SECTION 10.70.23 BED AND BREAKFAST FACILITIES:

- A. The minimum lot size shall be 22,000 sq. ft. with a minimum frontage of 100 feet on a public street.
- B. A residence shall not have or be converted to more rental rooms than the number of bedrooms which exist at the time of adoption of this ordinance.
- C. The minimum size of a rental room shall be 125 sq. ft.
- D. The minimum size for manager/owner living quarters shall be four-hundred fifty (450) sq. ft.
- E. A common room or area for guest relaxation is required.
- F. For those facilities which are not owner occupied, a manager must reside on the premises and have an equity interest in the facility.
- G. One off-street parking space shall be provided for each rental room in addition to the two off-street spaces required for single family dwellings. Parking shall be adequately screened from adjacent residentially developed or zoned property.
- H. Bathrooms must be furnished for guest rooms at a ratio of not less than one bathroom per two rental rooms.