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I MINA' TRENTAI DOS NA LIHESLATURAN GUÅHAN  
2013 (FIRST) Regular Session

Bill No. 92-32(2012)

Introduced by:

Michael T. Limtiaco  
T.R. Muña Barnes

AN ACT TO ADD A NEW SUB-ITEM (1) TO 21 GCA § 61103(q), RELATIVE TO DEFINING A BED AND BREAKFAST; TO AMEND 21 GCA § 61305, 21 GCA § 61306, AND 21 GCA § 61307, RELATIVE TO ADDING A BED AND BREAKFAST TO THE LIST OF USES PERMITTED AND CONDITIONAL USES ALLOWED IN AN R1, R2 AND COMMERCIAL ZONE.

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Adds a new sub-item (1) to 21 GCA § 61103(q) to read:**

3 *"(1) Bed and breakfast. A building containing five (5) or fewer rooms*  
4 *intended or designed to be used, or which are used, rented, or hired out to be occupied, or*  
5 *which are occupied for sleeping purposes."*

6 **Section 2. Amends 21 GCA § 61305 to read:**

7 **"§ 61305. R1 One-Family Dwelling Zone.**

8 (a) Use Permitted.

9 (1) One-family dwellings.

10 (2) Gardening and the keeping of pets for noncommercial  
11 purposes.

12 (3) Bed and breakfast.

13 (4) Use customarily accessory to any of the above uses including  
14 home occupations and private parking areas with accessory buildings  
15 and structures.

16 (b) Conditional Use.

17 (1) Duplexes.

- 1 (2) Schools and churches.
- 2 (3) Parks, playgrounds and community centers.
- 3 (4) Health service office, outpatient with laboratory.
- 4 (5) Utilities and public facilities"

5 **Section 3. Amends 21 GCA § 61306 to read:**

6 **"§ 61306. R2 Multiple Dwelling Zone.**

7 (a) Use Permitted.

- 8 (1) One-family dwellings.
- 9 (2) Duplexes.
- 10 (3) Multi-family dwellings.
- 11 (4) Hotels, private groups, and institutions.
- 12 (5) Bed and breakfast.
- 13 (6) Accessory uses and structures for the above.

14 (b) Conditional Uses.

- 15 (1) Any conditional uses permitted in the R1 zone.
- 16 (2) Health Clinics.
- 17 (3) Utilities and public facilities.
- 18 (4) Air, bus, taxi, auto, rental terminals.
- 19 (5) Accessory uses and structures for the above."

20 **Section 4. Amends 21 GCA § 61307 to read:**

21 **"§ 61307. C Commercial Zone.**

22 (a) Use Permitted.

- 23 (1) One-family dwellings.
- 24 (2) Duplexes.
- 25 (3) Wholesale and retail stores, shops and businesses.
- 26 (4) Amusement enterprises.
- 27 (5) Automobile service station, including minor repairs.
- 28 (6) Bakeries.
- 29 (7) Mortuaries.
- 30 (8) Offices, business or professional, inclusive of professional

1 healing arts offices and clinics, and banks.

2 (9) Personal service shops, including barber shops, beauty parlors,  
3 laundromats, and the like.

4 (10) Repair shops and service shops, including shoe repairs,  
5 plumbing, dressmaking, and the like, but not including automobile  
6 repair shops for major work.

7 (11) Restaurants and cafes.

8 (12) Studios.

9 (13) Other uses which in the judgment of the Commission, as  
10 evidenced by resolution in writing, are similar to those listed herein.

11 (14) Uses customarily accessory to any of the above listed uses,  
12 including only those accessory to manufacturing, storage, compounding  
13 or processing activities which are necessary for the ordinary conduct of  
14 said listed uses and which are an integral part thereof.

15 (15) Accessory structures for the above.

16 (b) Conditional Use.

17 (1) Hospital and clinics.

18 (2) Public utility and other public buildings.

19 (3) Shopping centers.

20 (4) Recreation, including cockpits, marinas, amusement centers  
21 and drive-in theaters.

22 (5) Multi-family.

23 (6) Hotels, motels, bed and breakfast, and tourist accommodations.

24 (7) Air, bus, taxi and auto rental terminals.

25 (8) Auto sales and car wash.

26 (9) Parking garages and lots.

27 (10) Service vehicle storage.

28 (11) Mini-storage or mini-warehouse.

29 (12) Laundries and cleaning and dyeing establishments.

30 (13) Schools and churches.

- 1 (14) Parks, playgrounds and community centers.
- 2 (15) Utilities and public facilities.
- 3 (16) Accessory uses and structures for the above."