

## **22.30.260 - Lodging - Bed and Breakfast Facilities.**

The following standards apply to bed and breakfast facilities located in other than the Recreation, Office and Commercial land use categories. A bed and breakfast in the Recreation, Office and Professional and Commercial categories is instead subject to the provisions of [Section 22.30.280](#) (Hotels and Motels). This Section does not apply to the rental of bedrooms in a residence to the same tenants for longer than seven days, although the County Tax Collector may still require special fees and/or licensing for any residential rental less than 30 days.

### **A. Limitations on use.**

1. A bed and breakfast shall be established only in a single family dwelling that has been determined by the Review Authority to be of historical or architectural interest except:

a. Where the bed and breakfast is located on a site in the *Agriculture*, Rural Lands and Residential Rural categories with an existing conforming visitor-serving facility (e.g., winery, riding stable, health resort), it may be established in one structure, with an exterior design style that is residential or *agricultural* in appearance, built expressly for a bed and breakfast inn where the facility is approved with a Conditional Use Permit. The bed and breakfast inn shall be clearly incidental, related and subordinate to the primary operation of the winery as a production facility or the visitor serving use where the use is not a winery.

(1) The bed and breakfast inn shall be located on the same legal parcel as, and within 100 feet of, the existing conforming visitor serving use. A bed breakfast may be located farther from the existing conforming visitor serving use where the Review Authority make the following findings: (1) the site of the proposed use does not contain Class I, II or III soils; and (2) on-site access, visual concerns and grading or other environmental issues can be better addressed through a larger distance.

(2) A bed and breakfast inn authorized in compliance with Subsection A.1.a. may be allowed in addition to the number of dwellings allowed by [Section 22.10.130](#).

(3) A bed and breakfast authorized in compliance with Subsection A.1.a shall only be subject to the provisions of Subsections B., D., E., and F. Additional operational standards shall be set through Conditional Use Permit approval.

2. A bed and breakfast with three or fewer guest rooms shall be conducted to be clearly incidental and accessory to the primary use of the site as a single-family dwelling.

B. Limitation on size. A bed and breakfast shall provide no more than the following number of guest rooms. Except for facilities proposed in compliance with Subsection A.1.a., the rest of the dwelling shall solely be used by the family in permanent residence. Where a bed and breakfast inn is proposed as provided for in Subsection A.1.a., a family does not need to be in permanent residence within the inn.

1. A bed and breakfast in the *Agriculture*, Rural Lands, Residential Rural and Residential Multi-Family categories may be approved with a maximum of eight guest rooms.

2. A bed and breakfast in the Residential Suburban category shall provide no more than three guest rooms.

C. Expansion of existing building. Physical expansion of a residence to accommodate bed and breakfast facilities or operations shall be limited to 15 percent of the existing floor area, through Zoning Clearance where the residence contains three or less guest rooms and through Minor Use Permit approval where the residence contains four or more guest rooms.

D. Location. Within the Residential Suburban land use category, no bed and breakfast facility shall be located within 500 feet of a parcel on which is located any other bed and breakfast facility. The site of a bed and breakfast inn established in compliance with Subsection A.1.a shall be located within 5 miles from an urban or village reserve line, on or within one mile of an arterial or collector, 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant.

E. Minimum site area.

1. One acre in rural areas; except in cases where the bed and breakfast is being requested in compliance with Subsection A.1.a., a 10 acre minimum site area is required.

2. Equal to the minimum parcel size required by [Chapter 22.22](#) in urban and village areas.

F. Parking required. Two spaces, plus one space per transient lodging unit. Bed and breakfast facilities shall not use on-street parking for the bed and breakfast operation or the resident family at any time. For the purpose of determining parking lot construction standards in compliance with [Chapter 22.18](#), the parking lot turnover for a bed and breakfast facility is medium.

G. Operation. A bed and breakfast with three or less guest rooms shall be subject to the provisions of Subsections 22.30.230.B, C., D., E., G., H., and I, for home occupations.

[Added 1981, Ord. 2063; Amended 1982, Ord. 2091; 1984, Ord. 2163, Ord. 2164; 1985, Ord. 2213; 1986, Ord. 2250; 1992, Ord. 2553; 1993, Ord. 2648; 1995, Ord. 2741; 2001, Ord. 2942]  
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