

Current Code:

Definition: “Bed and breakfast” means a single-family residential unit which provides transient lodging, for compensation, by the renting of up to three rooms within the primary residence. (CMC 19.10.040)

Conditional Use Criteria (17.56.230):

Minimum conditions are as follows:

A. Districts Permitted.

1. R-1 Single-Family Residential District;
2. R-M Multi-Family Residential District;
3. DMR Downtown Mixed Residential;
4. DSF Downtown Single-Family;
5. C-HS Highway Service Commercial District;
6. T-A Tourist Accommodations District; and
7. SUD Special Use District.

B. Minimum Conditions.

1. The owner of the premises shall be the applicant for the conditional use permit.
2. The bed and breakfast facilities shall be the principal residence of the owner. (Section to be revised as below)
3. Bed and breakfast facilities shall meet all applicable health, fire safety and building codes and shall be operated so as to not give the appearance of being a business, and those facilities in or adjacent to residential districts shall not infringe upon the right of neighboring residents to peaceful occupancy of their homes.
4. *Repealed by Ord. 1022.*
5. Driveways accessing a bed and breakfast which are more than one hundred feet in length shall have an improved width of at least twelve feet with appropriately spaced cutouts to facilitate the passage of two vehicles traveling in opposite directions.
6. A minimum of three parking stalls shall be provided.
7. The hearing examiner may impose other conditions, such as additional parking, improved access, landscaping or screening, if found necessary to protect the best interests of the surrounding properties of the neighborhood due to the nature of the site or the facility.
8. Conditional use permits granted shall specify the number of rooms available for rental by the owner.

Staff Recommendation:

Amendment of condition number 2 above as follows:

2. The bed and breakfast facilities shall be the principal residence of the owner, where the owner resides full time. Renting of the full house, without the owner residing on site is prohibited.