

ZONING ORDINANCE

~~PLANNING DEPARTMENT INFORMATION AND REQUIREMENTS~~

Bed and Breakfasts and Transient Rentals are allowed as Home Enterprises in all zones except in the Agricultural Exclusive (AE), Light Manufacturing and Industrial (M-1), and the Heavy Manufacturing and Industrial (M-2) Land Use Classifications and Zoning Districts.

Bed and breakfast establishments are defined as a single family residential structure which is occupied by a permanent resident with separate bedroom facilities available for rent. A transient rental unit is defined as a single family structure not occupied by permanent residents which is available for rent to a family or a group on a transient basis.

CHECKLIST

- No more than three (3) bedrooms may be made available for occupancy by transients in a bed and breakfast or transient rental unit. If more than 3 bedrooms exist in a residence, then the applicant must lock the bedrooms (so they are not available for transient occupancy), and sign the bedrooms as private.
- A sign of not more than four (4) square feet in size may be posted on the property so that it is visible from the nearest road or easement serving the property. The sign may not be located off-site (on another parcel).
- At a minimum, an 8-1/2 x 11 inch written notice shall be placed in each unit for rental. The notice must contain the following information:
 1. Instructions in case of fire or other emergency.
 2. Quiet hours are between 10:00 p.m. and 8:00 a.m., and shall be strictly enforced.
 3. Statement containing water and energy conservation measures.
 4. Statement on proper use of wood burning stoves and fireplaces.
 5. Parking and snow removal requirements if necessary. No parking in roadway is permitted during snow removal periods as declared by the Director of Public Works, pursuant to County Code Section 10.08.110.
 6. An identification of the character of the area in which the unit is located (i.e. rural, agricultural, residential).

7. A statement relative to respect for adjacent property owner's rights and trespassing concerns.

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On-site Parking which meets the following:

1. Bed and Breakfast establishments shall have two (2) parking spaces for the residence plus at least one (1) space for each bedroom available for rent.
2. Residential transient rental establishments shall have one (1) parking space for each bedroom to be rented.
3. Parking provided shall be maintained so that it is accessible, usable, and utilized at all times during the year, when it is occupied.
4. Parking spaces shall be 9 feet by 19 feet in size. Parking shall be located on the parcel on which the B&B or Transient Rental is located. Parking may not be located along the street or within the easement. Parking may be stacked.