

### **19.08.065 Bed and breakfast inn.**

"Bed and breakfast inn" is a lodginghouse providing room and breakfast to guests staying thirty days or less. (Ord. 1256 §2, 1991; Ord. 1055 §§2, 3, 1985; Ord. 1036 §4, 1985).

### **19.48.140 Bed and breakfast inns.**

A. The following regulations shall be applied as minimum conditions of approval in all cases where a use permit has been issued for a bed and breakfast inn:

1. Only short-term lodging shall be provided.
2. Only breakfast shall be served and service shall be restricted to guests only, not the general public.
3. Adequate parking shall be provided: A minimum of one off-street parking space per guest room plus one space for the owner or manager.
4. Owner or manager shall be required to occupy the property.
5. Bed and breakfast inns shall be required to comply with the Amador County building code and health department requirements.
6. The bed and breakfast inn shall be restricted to one advertising structure (i.e., sign) which may be either freestanding or affixed to the main building.

On parcels of five acres or more said sign shall not have an advertising surface of one side greater than sixteen square feet. On parcels less than five acres said sign advertising surfaces may, on each side, be illuminated by a single, nonflashing light source not exceeding the equivalent of one-hundred-fifty-watt light bulb aimed directly at the sign and shielded from neighboring properties. On parcels of five acres or more permitted illumination shall be of a nonflashing type, but, without restriction as to wattage unless found to be necessary.

**7. Bed and breakfast inns may be approved in an existing dwelling** in the following zone districts: R-1, R-2, R-3, RE, A, AG, C-1, C-2, X, R1-A and PD. Due to the fact that an existing residential dwelling in an agricultural, industrial or commercial area may be approved for conversion to a bed and breakfast inn there is a potential for a future conflict in land use. In order that future owners or patrons of bed and breakfast inns in these instances will not eventually attempt to curtail what they believe to be incompatible adjacent land uses, a notice shall be prominently placed on the issued use permit which warns the permittee that the permit was approved with full knowledge of said agricultural, industrial or commercial uses on adjacent or nearby properties.

The following regulations shall be additionally applied as minimum conditions of approval in all cases where the bed and breakfast inn will be permitted to hold commercial weddings:

8. The use permit shall contain a maximum number of allowed persons per event.
9. A minimum of one on-site parking space per two function guests shall be provided. Said parking area must be maintained in a dust-free manner.
10. The inn shall secure written verification from the Amador County Health Department that the sewage disposal facilities are sufficient to serve the maximum allowed number of function guests.
11. On-site food preparation must be in conformance with applicable state and local health codes.

B. Other use permit conditions may be applied to a bed and breakfast operation as conditions of approval, including, but not limited to, days and hours of operation, number of events per year, serving of alcohol and/or food, and playing of music. (Ord. 1256 §8, 1991).