

BED AND BREAKFAST

Topics covered in this Development Information Bulletin (DIB) include:

- What is a Bed and Breakfast?
- Bed and Breakfast General Standards
- Bed and Breakfast Rooms
- Bed and Breakfast Inns

What is a Bed and Breakfast?

A Bed and Breakfast (B&B) is an overnight tourist lodging establishment that is located in a single family residence or its accessory structure(s) and provides one to six guest rooms for temporary use by the traveling public. Bed and Breakfasts are classified as either a Bed and Breakfast "Room" or a Bed and Breakfast "Inn". A Bed and Breakfast Room is a small facility that is an accessory use to a single family residence and consists of not more than two individual guest rooms located on the parcel, only one of which may be located in a guest cottage. A Bed and Breakfast Inn is larger and consists of three to six guest rooms. If there is a guest cottage on the parcel, only one of the rooms may be located within the guest cottage.

Bed and Breakfast General Standards

All Bed and Breakfast Rooms and Inns must comply with all the following standards:

- A Bed and Breakfast is always located on a parcel with a single family residence. The predominant use of the parcel must remain as a single family residence, and the owner must live in the primary single family house.
- A B&B may be established in a single family residence, a guest cottage, and/or other accessory structures. However, only one bed and breakfast room may be located within a guest cottage, and the total square footage of the guest cottage **and** bed and breakfast room may not exceed 1,000 square feet.
- Service of meals is limited to registered guests only. Meals are prepared in the B&B kitchen; food shall not be catered to the B&B.
- Individual guest rooms do not include kitchens. No more than two kitchens are allowed on a parcel – the kitchen in the primary residence and the kitchen in a guest cottage.
- Parking of resident and guest vehicles must be accommodated on the parcel with the facility.
- Conformance with county zoning standards for on-site parking, signage, outdoor lighting, landscaping, buffering/screening, and building design is required.
- The owner needs to register the B&B facility with the Island County Health Department. The on-site sewage disposal system and the potable water source must be reviewed for adequacy to serve the proposal. The accommodations cannot require the extension of public sewer or water services. Based on the extent of food services provided, the kitchen facilities will be evaluated for adequacy and food handler cards may be required. A State Department of Health license to operate the tourist accommodations may be required. Please contact the Island County Health Department for more detailed information.
- Also, smoke detectors must be provided in each bedroom, guest room, and adjoining hallways. Before you purchase a house or open a facility to the public, please consider requesting an inspection by the County Fire Inspector. We will be able to tell you about suggested and required fire safety

measures – these include locations for smoke detectors, types of fire extinguishers and the design and location of emergency exits. An Inspection is required for a facility with four or more guest rooms.

- A B&B does not include retreat centers, assembly facilities, banquet services, or any service of food to people who are not registered overnight guests.

Bed and Breakfast Rooms

A B&B Room is a Permitted Use in the Rural Residential, Rural, Rural Forest, Rural Agriculture, and Commercial Agriculture zones. It is always accessory to the single family residence. A B&B Room must comply with all the general standards listed above and the additional standards listed below:

- No more than two guest rooms may be devoted to the B&B Room on the parcel.
- The owner and operator of the bed and breakfast must live within the primary residence on the same parcel.
- The County may impose reasonable conditions to ensure that the operation of the B&B Room does not disrupt adjacent homes.

Bed and Breakfast Inns

A B&B Inn is a Conditional Use in the Rural, Rural Forest, Rural Agriculture, and Commercial Agriculture zones and are prohibited in the Rural Residential Zone. Before a B&B Inn may be established on a parcel, an application for a Site Plan, as outlined in Chapter 16.15 of the Island County Code, must be approved. The Site Plan application is reviewed according to the Type II Decision Process; Island County staff reviews and issues the decision for the application. There is a public hearing only if the decision is appealed. A B&B Inn must comply with all the general standards listed above and the additional standards listed below:

- The parcel size for a B&B Inn must be at least two and one-half (2.5) acres.
- No more than six guest rooms may be devoted to the B&B on the parcel.
- A maximum of two full-time, non-family members may be employed on-site in a B&B Inn.
- Provision of commercial fire flow is required for structures with a floor area of 4000 sq.ft. or greater.
- B&B Inns on Commercial Agricultural or Rural Agricultural zoned parcels shall be:
 - Located to minimize the amount of agricultural land loss;
 - Not be located on prime agricultural soils; and
 - Clearly subordinate to the agricultural activities on site.

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161
www.islandcounty.net/planning