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## **CHAPTER 17.18 BED AND BREAKFASTS<sup>1</sup>**

### **17.18.010 Purpose.**

The purpose of this chapter is to ensure that a bed and breakfast is compatible with its surrounding properties, and when located in a residential neighborhood, to preserve the residential character of the neighborhood and the surrounding residences. This chapter provides for bed and breakfasts within residential zones to be permitted through an administrative conditional use permit process.

(Ord. 3577 § 1, 3/21/2017; Ord. 3123 § 9 (part), 10/11/2002; Ord. 3042 § 3 (part) 1/28/2000; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2636 § 4, 5/15/1991; Ord. 2483 § 1 (part), 3/23/1988)

### **17.18.020 Reserved.**

Editor's note(s) — Ord. 3577 § 1, adopted Mar. 21, 2017, deleted § 17.18.020 entitled, "Definitions", which derived from Ord. 3123 § 9 (part), adopted Oct. 11, 2002; Ord. 3042 § 3 (part) adopted Jan. 28, 2000; and Ord. 2483 § 1 (part), adopted Mar. 23, 1988.

### **17.18.030 Applicability.**

A bed and breakfast use in accordance with the provisions of this chapter is required for all bed and breakfasts occurring in residential zones. A bed and breakfast use shall not be required within commercial zones. A bed and breakfast use is an administrative conditional use permit as defined in PAMC 17.08.020(l).

(Ord. 3577 § 1, 3/21/2017; Ord. 3123 § 9 (part), 10/11/2002; Ord. 3042 § 3 (part) 1/28/2000; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2534 § 1 (part), 5/24/1989; Ord. 2483 § 1 (part), 3/23/1988)

### **17.18.040 Development standards.**

All bed and breakfasts shall comply with the following development standards:

- A. — All bed and breakfasts shall be located in single family residences and shall exhibit no outward appearance of a business or of a nonresidential nature, other than permitted signs.
- B. — All bed and breakfast operators shall live on the premises.
- C. — A bed and breakfast with four or fewer rooms for let shall provide parking spaces for the operator and guests. Bed and breakfasts with more than four rooms for let shall provide parking spaces for the operator, guests and employees.
- D. — All off street parking areas shall be screened in a manner that is compatible with and respectful of adjacent properties.
- E. — All on site signs shall be no more than five square feet in area, indirectly lighted, and parallel to the building façade to which they are attached unless they are freestanding in the yard. Freestanding signs cannot exceed three feet in height but may be perpendicular to the façade. The light source shall be shielded from abutting property and rights of way. There shall be a maximum of two freestanding signs.

<sup>1</sup>Editor's note(s) — Ord. 3577 § 1, adopted Mar. 21, 2017, changed the title of ch. 17.18 from "Bed and Breakfast Permit" to "Bed and Breakfasts".

G.— Bed and breakfast uses shall not be transferable to new locations.

H.— Size and area requirements:

No. of Bdrms. to Let	Min. Lot Area
0—4	7,000 sq. ft. (RS-9, 9,000 sq. ft.)
5—8	14,000 sq. ft. (RS-9, 18,000 sq. ft.)
9—12	28,000 sq. ft.

I.— Any change in the ownership, structure, or the site plan requires a revised permit.

(Ord. 3577 § 1, 3/21/2017; Ord. 3548 § 10, 1/5/2016; Ord. 3272, 2/16/2007; Ord. 3042 § 3 (part) 1/28/2000; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2666 § 2, 1/17/1992; Ord. 2534 § 1 (part), 5/24/1989; Ord. 2483 § 1 (part), 3/23/1988)

### **17.18.050 Application and notice procedure.**

A. The application for a bed and breakfast use shall be submitted on a form obtained from the Department of Community and Economic Development and shall also be signed by the owner of the property if other than the applicant. In addition to the notice procedures contained in PAMC 18.02.050, notice shall be mailed to the latest recorded real property owners within at least 300 feet of the boundary of the site as shown by the records of the County Assessor. Labels shall be provided by the applicant.

B. Upon receipt of an application satisfying the requirements of this chapter, the Department of Community and Economic Development shall route it to all appropriate departments. Each City department shall submit to the Department of Community and Economic Development recommendations and comments regarding the application.

(Ord. 3577 § 1, 3/21/2017; Ord. 3272, 2/16/2007; Ord. 3042 § 3 (part) 1/28/2000; Ord. 2483 § 1 (part), 3/23/1988)

### **17.18.070 Director of Community and Economic Development's decision.**

The Director of Community and Economic Development shall, in writing, approve, deny or approve with modifications or conditions, the application. The Director of Community and Economic Development shall attach such conditions as may be deemed necessary to ensure land use compatibility, public safety, and compliance with all standards and requirements of this chapter. Said written decision shall include findings based upon compliance with the development standards (17.18.040) and the following criteria:

A.— Water, sewer, power, road, police and fire, and refuse disposal must be available and adequate for the proposed use.

B.— The proposal should not cause detrimental effects on the surrounding residential area as a result of changes in the following elements (but not limited to just these elements): traffic, noise, activities occurring on-site, lighting, and the ability to provide utility service.

C.— The proposal shall be compatible with surrounding residential area because the treatment of the following aspects (but not limited to the following only) is adequate to assure compatibility: landscaping, location of structure(s), parking areas, and the residential nature of construction and/or architectural details of the structure.

(Ord. 3272, 2/16/2007; Ord. 2911 § 4, 3/29/1996; Ord. 2861 § 1 (part), 3/17/1995; Ord. 2796 § 9, 2/11/1994; Ord. 2483 § 1 (part), 3/23/1988)

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### **17.18.090 Limitations.**

- A. ~~Once an administrative conditional use permit has been issued, it shall not be transferred to another location.~~
- B. ~~The bed and breakfast use shall be valid only for so long as the bed and breakfast complies with the requirements of this chapter and the conditions of approval.~~
- C. ~~Any change in the ownership requires a minor amendment in accordance with 17.96.070 PAMC.~~
- D. ~~Any change to the structure, or the site plan requires a revised permit.~~
- E. ~~The initial time limit for approved bed and breakfast uses shall not exceed one year, after which time extensions may be granted as provided in this chapter.~~

~~(Ord. 3577 § 1, 3/21/2017; Ord. 3042 § 3 (part) 1/28/2000; Ord. 2483 § 1 (part), 3/23/1988)~~

### **17.18.091 Appeals.**

- A. ~~Any person aggrieved by the decision of the Director of Community and Economic Development may appeal the decision to the City Council.~~
- B. ~~Appeals shall be submitted to the Department of Community and Economic Development in writing within 15 days following the date of the decision.~~
- C. ~~The City Council shall conduct an open record public hearing on the appeal of the Director of Community and Economic Development's decision with notice being given as set forth in PAMC 17.96.140. The Council's decision shall be final unless appealed to Clallam County Superior Court in accordance with PAMC 17.96.150.~~

~~(Ord. 3272, 2/16/2007; Ord. 3042 § 3 (part) 1/28/2000)~~

### **17.18.092 Extensions.**

- A. ~~Extensions of approved bed and breakfast uses must be submitted in writing prior to the expiration date of the original permit approval and shall be considered in accordance with the same procedures as for the original permit application. An extension may be granted for specified or unspecified time periods, provided that the following minimum criteria are met:~~
  - 1. ~~The use complies with the permit conditions; and~~
  - 2. ~~There have been no significant, adverse changes in circumstances.~~
- B. ~~Upon receipt of a written request for extension of an approved bed and breakfast use (prior to expiration of the permit) said use shall automatically be extended for 90 days to allow the City time to review and process the request.~~

~~(Ord. 3577 § 1, 3/21/2017; Ord. 3042 § 3 (part) 1/28/2000)~~

### **17.18.100 Permit revocation.**

~~The Director of Community and Economic Development may immediately revoke, or suspend a permit, or the renewal thereof, if he finds that:~~

- A. ~~The applicant or permittee has violated or failed to meet any of the provisions of this chapter or conditions of the permit; or~~

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B. — Any required licenses have been suspended, revoked, or canceled.

Upon denial, suspension or revocation, the Director of Community and Economic Development shall notify the applicant or permittee in writing of the action he has taken and the reasons therefor. After giving such notice by certified mail, if the bed and breakfast has not been removed within 30 days, the Director of Community and Economic Development, or his designee, may cause the closure of any bed and breakfast found in violation of this chapter.

(Ord. 3272, 2/16/2007; Ord. 3042 § 3 (part) 1/28/2000 Ord. 2483 § 1 (part), 3/23/1988)

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