



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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FILE # _____

BED AND BREAKFAST TERMS AND CONDITIONS

Section 27.3 (c) of the Lake County Zoning Ordinance requires that the following standard terms and conditions be met:

1. A bed and breakfast shall contain no more than two (2) guest rooms used, designed or intended to be used, let or hired out for occupancy for one (1) or more guests.
2. Additions to an existing residence for the purposes of establishing a bed and breakfast shall be limited to fifteen (15) percent of the existing floor space of the residence.
3. Existing residences, new residences and any accessory structures shall comply with the development standards of the zoning district and the performance standards of Article 41.
4. The applicant shall comply with any fire and life safety requirements imposed by the County building official according to the Uniform Building Code and Uniform Fire Code.
5. A zoning permit for a bed and breakfast shall be valid for a period not to exceed five (5) years. Continuance of the use shall require reapplication for each successive five (5) year term. Such reapplication shall be filed with the Planning Division for approval prior to the date of zoning permit expiration.
6. Residential, commercial or agricultural accessory structures shall not be used for rental occupancy.
7. No cooking facilities shall be permitted in guest rooms and food service is limited to continental breakfasts served to guests only. No commercial or "Restaurant Act Kitchen" is permitted.
8. Signs shall be limited to one (1) three (3) square foot non-illuminated or indirectly illuminated attached or freestanding sign; except in the R1 and R2 districts, where signs shall be limited to one (1) two (2) square foot non-illuminated attached or freestanding sign.
9. One (1) parking space per guest room shall be provided for the exclusive use of the guests in addition to the parking requirements of the principal residence.
10. Bed and Breakfasts in the "CR" and "CH" zoning districts not located in a dwelling unit existing prior to the effective date of this Ordinance shall be subject to all the provisions of Section 27.13(b). (Ord. No. 1897, 12/7/1989)

In addition to the above listed terms and conditions, the terms and conditions of Zoning Permit Application page 2 shall be met.