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.

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