

Where is a Bed and Breakfast Allowed?

- Bed and breakfast inns are currently permitted in the following residential districts:
Residential Agricultural (RA)
Rural Residential (RR)
Single Family Residential (R-1)
Residential Multifamily (RM)
- Bed and breakfast inns are not permitted in the Beach Residential (RB) zone district.
- If you wish to rent out the entire dwelling, for periods of not more than 30 days at a time, you will need a Vacation Rental Permit. (*Subject to Chapter 13.10.694 of County Code*).
- Rental of home for more than 30 days is allowed by right.

**County of Santa Cruz
Planning Department**
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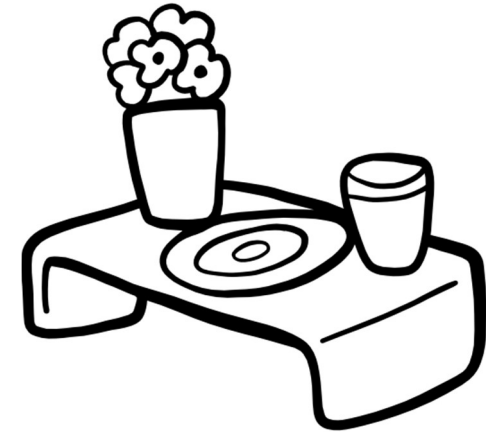
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COUNTY OF SANTA CRUZ

BROCHURES



BED AND BREAKFAST INNS

Bed and breakfast inn: a dwelling in which not more than five bedrooms are available for short-term rental not to exceed 30 days.

Bed and breakfast inns are currently permitted in the RA, RR, R-1, and RM Zone Districts.

**Sect 13.10.691
Santa Cruz County Code**

Bed and Breakfast Inns Standards and Requirements

A) A bed and breakfast inn offering one or more rooms (up to a maximum of five) for rent may be operated if the use is allowed in the applicable zone district and the required Level IV Use Approval is obtained.

B) The following guidelines for bed and breakfast inns and any additional conditions deemed applicable shall be made a part of the permit.

(1) All Uniform Building Code and Fire Code requirements for the level of occupancy shall be met.

(2) All Environmental Health regulations shall be met, including water supply and septic system capacity.

When a private water supply serves the premises, the operator will be required to obtain a bacteriological analysis of the water by an approved laboratory to demonstrate that the water is safe to drink.

Individual sewage disposal systems will be evaluated to determine if the system is adequate for the increased loading. A fee is required for this service.

- (3) In sewerred areas, all applicable Sanitation District fees shall be paid.
- (4) One off-street parking space shall be provided for each commercial guest room, in addition to the spaces normally required for the dwelling.
- (5) One unlighted sign with a maximum size of 6 square feet may be displayed. The words "hotel" or "motel" shall not be allowed. The sign's size, color, text, and location shall be as specified under the use approval.
- (6) At least one toilet, lavatory, and shower or bathtub shall be provided for each 10 guests. Where a multi-storied building is utilized, there must be a toilet, lavatory, and shower or bathtub on each floor.
- (7) Adequate storage for clean and dirty linen shall be provided.
- (8) Appropriate space and ventilation for each room shall be provided. Minimum space is 70 square feet per bedroom for 2 persons, 50 square feet for each additional person.

C) The bed and breakfast inn shall be registered with the County Tax Collector as being subject to the Transient Occupancy Tax, and the use approval for a bed and breakfast inn shall become effective when the applicant obtains a Transient Occupancy Permit from the County Tax Collector. Quarterly reports shall be filed and taxes paid as required by law.

D) An annual Bed and Breakfast Inn Health Permit shall be obtained.

E) Operation of the bed and breakfast inn shall be subject to the following continuing requirements:

(1) The operator shall reside in the inn.

(2) Guest stays shall be limited to 30 days

(3) No cooking shall be allowed in guest rooms.

(4) Food service shall be limited to a continental type breakfast consisting of food items such as coffee, tea, juice, fruit, and non-potentially hazardous pastries served exclusively to lodgers. An operation extending beyond this limitation shall be construed to be a guesthouse or boarding house, and shall be subject to the requirements of the California Restaurant Act.

F) Different or additional restrictions, including but not limited to restrictions on parking, sign area or placement, hours of meals service, and sale of non-alcoholic beverages, may be placed on any bed and breakfast use to meet specific concerns.