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SNOHOMISH COUNTY  
EXECUTIVE OFFICE



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SNOHOMISH COUNTY COUNCIL

*Amended*

ORDINANCE NO. 90-085

AMENDING SNOHOMISH COUNTY CODE  
TITLE 18 CHAPTERS 18.32, 18.44, 18.45 AND 18.90  
RELATING TO BED AND BREAKFAST INNS  
AND BED AND BREAKFAST GUESTHOUSES

BE IT ORDAINED:

Section 1. That SCC, Title 18, subsection 18.32.040(A), the use matrix, last amended by Ord. 89-101 adopted August 30, 1989, is amended on page 18.32 Page 2(a) as follows:

ORDINANCE AMENDING SCC TITLE 18  
RELATING TO BED & BREAKFAST INNS/GUESTHOUSES  
ORDB&B.DOCdc7  
Page 1

Handwritten notes in a box: "A-10", "R-5", "RC&RR", "RD".

	F	F&R	A-10	R-5	RC&RR	RD	SA-1	RU	R 20,000	R 12,500	R 9,600	R 8,400	R 7,200	WFB	T	LDMR	MR	FS	ND	PCN	CB	GC	IP	BP	LI <sup>59</sup>	HI <sup>59</sup>	NIC	
Agriculture <sup>44</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Airport: Stage 1 Utility <sup>1</sup>	C			C	C	C	C	C	C	C	C	C	C	C							P	P	P	P	P	P	P	
All Others																							P	P	P	P	P	
Amusement Facility <sup>44</sup>																					P	P	P			P	P	
Antique Shop				48 C	C		48 C												P		P	P				P	P	
Art Gallery <sup>44</sup>				C	C	C	C	P	C	C	C	C	C	C	C	C	C				P	P	P	P	P	P	P	
Asphalt Batch Plant & Continuous Mix Asphalt Plant																											P	P
Auto Repair: Major																							P	P	P	P	P	
Minor																			P	P	P	P	P	P	P	P	P	
Auto Towing				C	C																					P	P	
Auto Wrecking Yard																										47 C	47 P	
Bakery																							P	P	P	P	P	
Bed and Breakfast <sup>62</sup> Guesthouse		C	C	C	C	C	C	C	C	C	C	C	C	C		C	C											
Bed and Breakfast <sup>62</sup> Inn		C	C	C	C	C																						
Billboards <sup>49</sup>																							P			P	P	
Boat Launch: Commercial <sup>33</sup>				C																		C	C			C	C	
Non-Commercial <sup>33</sup>	C	C		C	C	C	C	C	C	C	C	C	C	C		C	C					C	C			C	C	
Boat Sales																							P			P	P	
Body Painting Studio																						P	P	P	P	P	P	
Building Contractor																							P	P	P	P	P	

P - Permitted Use  
C - Conditional Use  
T - Temporary Use

NOTE: Reference numbers within matrix indicate special conditions apply.  
See 18.32 page 3 thru 18.32 page 17

Section 2. That SCC, Title 18, subsection 18.32.040(B), "Reference notes for use matrix", last amended by Ord. 89-101 adopted August 30, 1989, is amended by adding the following:

(62) Bed and Breakfast Guesthouses and Bed and Breakfast Inns.

(a) Where Bed and Breakfast Inns and Bed and Breakfast Guesthouses are allowed in the same zone, only one or the other of these facilities may be located on a subject property at the same time. An approved Bed and Breakfast Guesthouse may be expanded to a Bed and Breakfast Inn if a conditional use application for an Inn is obtained and the original permit for the Guesthouse is vacated.

(b) Submittal requirements to accompany a conditional use application:

(i) Site Plan requirements. The site plan shall indicate the location of the off-street parking, proposed screening, the location and size of the bed and breakfast inn, and any proposed new construction to the premises, including additions, remodeling and/or outbuildings.

(ii) Architectural requirements. For new construction only, the following shall apply:

(A) The applicant shall submit proposed architectural drawings and renderings of the proposed structure, including exterior elevations, which shall project a residential, rather than a commercial appearance. This architectural documentation shall be in sufficient detail to demonstrate a discernible compatibility between the new construction and the existing on-site development and structures; PROVIDED FURTHER: the applicant also shall document a design which, in scale, bulk, siding, and use of materials, is in keeping with existing buildings on adjacent properties and compatible with the surrounding character and neighborhood in which the guesthouse or inn is located.

(B) If an outbuilding or outbuildings are proposed, a grading plan, showing the extent of clearing activity, is required. Site design shall be sensitive to the natural features of the site. The use of manufactured and mobile homes is prohibited.

(iii) Screening: The owner/operator shall provide screening with shrubs, trees, fencing, and other suitable materials as necessary to minimize the impacts upon the residential character of the surrounding neighborhood.

(iv) Floor Plan: The floor plan shall indicate bathrooms to be used by guests and the location and number of guest rooms.

(c) Minimum Performance Standards:

(i) Parking requirements shall be in accordance with subsection 18.45.040(35). No on-street parking shall be allowed.

(ii) Meal service shall be limited to overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms.

(iii) The owner shall operate the facility and reside on the premises.

(iv) One sign for business identification and advertising shall be permitted in conjunction with the bed and breakfast establishment in accordance with section 18.44.070.

(v) The bed and breakfast establishment shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business, except as to the sign as allowed above, that would be incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties.

(vi) Guests shall be permitted to stay at the establishment for not more than ten (10) consecutive days at a time.

(vii) The applicant shall submit a letter from the applicable water purveyor and sewer district, if applicable, stating that each of them has the respective capacity to serve the bed and breakfast inn.

(viii) The applicant shall comply with all applicable County codes for fire, health and building requirements and any applicable food service regulations and

on-site sewage disposal requirements of the Snohomish Health District. The applicant shall comply with the applicable requirements of WAC 258-54, "Public Water System Rules and Regulations", as now written or hereafter amended, if a water system is to be developed or connected to an existing public water system.

(ix) If three (3) or more guest rooms are proposed, the applicant shall also meet state requirements for a "transient accommodation license", as required by Chapter 212-52 Washington Administrative Code, as now written or hereafter amended.

NEW SECTION. Section 3. That a new subsection is added to SCC Title 18, section 18.44.070, last amended by Ord. 86-037, adopted May 7, 1986, as follows:

18.44.070 Signs for Particular Uses. Signs are allowed in conjunction with the following uses wherever such uses are permitted, subject to the stated conditions:

(1) New subdivisions are allowed off-site advertising signs as allowed by the hearing examiner; and

(2) Schools, churches and community clubs, public structures/buildings, may be permitted one single or double faced sign which shall not exceed twenty square feet of surface area per face, or forty square feet per sign, and which shall not be more than eight feet in height.

(3) A Bed and Breakfast sign may be allowed in conjunction with a conditional use permit for same. The sign shall be stationary and may be illuminated with indirect lighting. Lighting which is flashing, blinking or of variable intensity is prohibited.

(a) In the MR, LDMR, R-20,000, R-12,500, R-9,600, R-8,400, and R-7,200 zones, the sign shall be a single face sign with dimensions not exceeding four (4) square feet in area.

(b) In the F&R, A-10, R-5, RC, RR, RD, and SA-1 zones, the sign may be single or double-faced with dimensions not exceeding 15 square feet per face; PROVIDED: the applicant shall submit, as part of the application for a conditional use permit, sign designs and elevations that document a common architectural scheme in keeping with the architectural character of the bed and breakfast guesthouse or inn and are compatible with the surrounding rural character and neighborhood in which the guesthouse or inn is located.

NEW SECTION. Section 4. That a new subsection is added to SCC Title 18, section 18.45.040, last amended by Ord. 87-026 adopted April 29, 1987, as follows:

18.45.040 Spaces required. The required number of off-street parking spaces shall be as follows:

<u>Use Classification</u>	<u>Number of Parking Spaces Required</u>
. . .	
<u>(35) Bed and Breakfast Guesthouses and Inns</u>	<u>Two (2) parking spaces per owner/operator, and one (1) space per guest room.</u>

NEW SECTION. Section 5. That a new section is added to SCC Title 18, Chapter 18.90, to read as follows:

18.90.097 Bed and breakfast guesthouse. "Bed and breakfast guesthouse" means a facility in which one kitchen, a shared dining area, and not more than a total of three (3) guest rooms are available within a single family residence and/or one outbuilding, providing short-term lodging for paying guests in accordance with the provisions of section 18.32.040, SCC.

NEW SECTION. Section 6. That a new section is added to SCC Title 18, Chapter 18.90, to read as follows:

18.90.098 Bed and Breakfast inn. "Bed and Breakfast inn" means a facility in which one kitchen, a shared dining area, and not more than a total of six (6) guest rooms are available within a single family residence and/or one outbuilding providing short-term lodging for paying guests in accordance with the provisions of section 18.32.040, SCC.

Dated this 18<sup>th</sup> day of July, 1990.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

*Bill Cook*  
Chairman

~~ASA~~ *Julie Van Clerk*  
Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE JUL 27 1990

*John Martinis* JOHN MARTINIS  
County Executive Deputy Executive

PUBLISHED \_\_\_\_\_

*Sue A. Tanner*, DPA  
Approved as to form only on

May 10, 1990  
(Date)