

18.43.060 Bed and Breakfast Inns

Bed and breakfast inns (B&Bs) are subject to the requirements of this section. The intent of these provisions is to ensure compatibility between the B&B and the residential zoning district in which it is located. A site development permit issued by the Director is required to establish a B&B in a residential district.

- A. **Number of Rooms.** No more than 5 rooms for rent may be allowed within any "RL," "RE," "RS," or "RM" District.
- B. **Appearance.** If a residence is converted to a B&B in an "RL," "RE," or "RS" District, the exterior appearance of the structure shall be of a residential nature and shall not be significantly altered from its original character.
- C. **Limitation on Services Provided.** Meals shall be limited to overnight guests. There shall be no separate or additional kitchens for guests.
- D. **Health Department Permit Required.** A site development permit shall not be issued without clearance from the Shasta County Health Department.
- E. **Owner Residence Required.** The establishment in any "RL," "RE," or "RS" District shall be occupied by the owner of the property.
- F. **Signs.** Signs shall be limited to one on-site non-illuminated sign not to exceed 4 square feet in area and shall be installed and maintained in compliance with Chapter 18.42, Signs.
- G. **Review and Revocation.** The use is subject to review at any time and can be revoked after a hearing and finding by the Planning Commission that the use is detrimental to the neighborhood. Revocation proceedings shall be conducted in accordance with Chapter 18.11, Common Procedures.