

832 BED AND BREAKFAST RESIDENCES AND INNS

832.01 STANDARDS

A. Structure Type and Appearance:

1. A bed and breakfast may be established only in single-family dwellings, guest houses, and Historic Landmark structures, except that a bed and breakfast inn also may be established in a preexisting structure built as an inn.
2. The architecture of new structures and additions shall be single-family residential in appearance.

B. Length of Stay/Guest Register: No guest shall stay more than 60 days in any one-year period. An accurate, up-to-date guest register shall be maintained and available for review by any authorized agent of the County.

C. Number of Guest Rooms: The maximum number of guest rooms allowed in a bed and breakfast residence shall be five. The maximum number allowed in a bed and breakfast inn shall be as follows:

1. In HR, R-2.5, R-5, R-7, R-8.5, and R-10 Districts: Five rooms;
2. In FF-10, FU-10, R-15, R-20, R-30, RA-1, RA-2, RR, and RRFF-5 Districts: Seven rooms; and
3. In commercial and multifamily zoning districts and in Historic Landmark structures in any zoning district: No maximum.

D. Parking: The following standards apply to off-street parking areas:

1. No more than one-half of the area of the lot in front of the building line shall be used for parking.
2. Parking areas located to the side or rear of the bed and breakfast structure shall be screened pursuant to Subsection 1009.04.
3. Inside the Portland Metropolitan Urban Growth Boundary, off-street parking areas shall be hard-surfaced or shall be surfaced with Grasscrete, pavers, or similar surfacing material. They shall not be surfaced with gravel. Outside the UGB, surfacing of off-street parking areas shall comply with Subsection 1015.01(B).
4. Parking areas shall be defined using timbers, logs, railroad ties, or other acceptable methods.

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5. Maneuvering area shall be provided on-site to allow vehicles to exit the property front end first. A waiver of this requirement may be allowed when the bed and breakfast residence or inn takes access from a local street, private road, or access drive.
- E. Access: If the subject property takes access via a private road or access drive that also serves other properties, evidence shall be provided, in the form of a petition, that all other property owners who have access rights to the private road or access drive agree to allow the specific bed and breakfast use described in the application. Such evidence shall include any conditions stipulated in the agreement.

[Amended by Ord. ZDO-268, 10/2/18]