



## **Residential Visitor Lodging Requirements (Bed & Breakfast)**

Excerpts from Land Use Code Section 20.20.060

***Last Updated: December 10, 2024***

A residential visitor lodging operation is a dwelling unit in which paying guests are lodged on an overnight basis. Meals are served to guests on a limited basis in connection with their lodging. The period for consecutive overnight lodging for guests may not exceed 30 days.

Residential visitor lodging operations require a conditional use permit and may require design review.

They may be located in the following zoning districts:

- Residential District (R-1)
- Downtown Residential District (DRD)
- Multi-Family Residential District (RM)
- Downtown Commercial District (CD)
- Service Commercial District (CS)
- Mixed Use District (MU)
- Grove Street Mixed Use (GMU)

Processing time for a conditional use permit is usually four to eight weeks. A fee deposit is required at the time the conditional use permit application is submitted.

The following standards apply to residential visitor lodging operations:

1. Each operation shall comply with the provisions of Chapter 8 of the Healdsburg Municipal Code as well as all state and county laws governing food-handling establishments. Meals, in the form of breakfast and an afternoon snack, may be served to guests only in connection with their lodging.
2. On-site parking shall be provided at 1 space for each guest room or for 2 beds, whichever is greater, plus 1 space for each 2 employees or owner/occupants.
3. The owner or manager of a residential visitor lodging operation shall live on the premises of or on the property immediately adjacent to the operation.
4. Secondary dwelling units shall not be converted to accommodate a residential visitor lodging operation.
5. Only one residential visitor lodging operation shall be allowed per city block, unless separated by five hundred (500) feet or more. For the purposes of this section, a city block shall be defined as the properties abutting the same street located between two intersecting streets. Corner lots shall be considered in this section as fronting two city blocks.
6. Alcohol may be provided to guests only with the appropriate permits obtained from the Planning and Building Department and the State Department of Alcohol And Beverage Control (ABC).
7. Special events may be allowed on the premises of a residential visitor lodging operation provided that

a special event permit is first obtained from the Planning Commission. This does not apply to events for registered guests only, which are permitted. The following regulations govern such uses, although the Planning Commission shall be authorized to further restrict these events through conditions of approval applied to the special event permit. The Planning Commission shall also have authority to deny a special event permit if findings are determined that such a use will have an adverse impact on the health, safety and general welfare of the neighborhood in which the residential visitor lodging operation is located.

The following regulations shall apply to any special event permit located within a residential visitor lodging dwelling:

- Amplified music or speech shall be in compliance with the noise regulations as set forth in Ordinance No. 1011 (Regulation of Excessive Noise).
- No event shall last longer than one day and shall be limited to between the hours of 10:00 a.m. to 10:00 p.m. Activities shall be in compliance with the noise regulations as set forth in Ordinance No. 1011 (Regulation of Excessive Noise).
- A special event permit application submitted to the Planning Commission shall contain information on how parking will be addressed and if use of the city streets will be required, as well as other information required by the Planning and Building Director.
- A ten (10) day advance notice shall be delivered to all property owners or residences within one hundred (100) feet prior to the event. This notice may be hand delivered or delivered by mail. The notice shall indicate the nature of the special event, expected number of persons, whether it is open to the general public or paid admission, hours of the event and who can be contacted for further questions. A copy of the approved City special event permit shall be enclosed in the notice.

### **Required Findings**

1. The proposed residential visitor lodging is compatible with surrounding land uses and will not detrimentally affect the health, safety or welfare of the surrounding neighborhood or area.
2. Approval of the subject residential visitor lodging will not result in an over-concentration of such uses in a neighborhood.
3. There is adequate parking for all guests and operators to park on the subject property in accordance with Chapter [20.16](#) HMC, Article VIII and that the required parking for guests is screened from view from the street.
4. Approval of the residential visitor lodging will result in the preservation of the residential design and scale of the structures on the property and will maintain the residential character of the neighborhood.
5. The architectural or historic character of the structure proposed to house the visitor lodging is appropriate for the use.