

17.44.040 - Bed and Breakfast Inns (B&Bs)

Where allowed by Article 2 (Zones, Allowable Land Uses, and Zone Standards), a bed and breakfast inn shall comply with the requirements of this Section.

- A. Permit requirement.** If permitted by right in the Zone District, no permit is required. The Director may issue a Minor Use Permit, if required by the Zone District, for the conversion of an existing dwelling into a bed and breakfast inn in compliance with this Section.
- B. Standards for bed and breakfast inns.**
1. If required by the Zone District, the property owner that seeks to convert an existing dwelling into a bed and breakfast inn shall obtain approval of a Minor Use Permit pursuant to Section 17.72.060 of the Grass Valley Municipal Code;
 2. A bed and breakfast inn shall require a business license;
 3. A bed and breakfast inn shall pay applicable transient occupancy taxes pursuant to Chapter 3.16 of the Grass Valley Municipal Code;
 4. The owner or manager shall occupy and reside in the bed and breakfast inn;
 5. Food services provided to guests shall comply with County Environmental Health requirements;
 6. A bed and breakfast inn with 5 guest rooms or more, or the capacity for 10 or more total occupants, including the permanent residents, shall meet current fire and building codes, and accessibility requirements;
 7. Off-street parking shall be provided as required by Section 17.36.040 (Number of Parking Spaces Required) for a bed and breakfast inn; and
 8. The bed and breakfast inn shall operate without unduly interfering with the surrounding residential neighborhood.