

ORDINANCE NO. 1835

ORDINANCE AMENDING CHAPTER 19.48.140, BED AND BREAKFAST INNS, TO ESTABLISH REGULATIONS FOR DETACHED ROOM UNITS

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. Legislative findings.

1. Detached room units are intended to be used in a manner similar to, but not simultaneously on the same parcel with, traditional bed and breakfast inns.
2. Detached room units would be conditionally permitted only on parcels with appropriately licensed and bonded wineries.
3. Detached room units would further be conditionally permitted on parcels 20 acres or larger with minimum property line setbacks of 100 feet.

SECTION II. County Code Chapter 19.48.140, Bed and Breakfast Inns, is hereby amended by adding the following language:

C. As an alternative to a single-family dwelling being used as a bed and breakfast inn, an applicant may request a use permit for detached room units to be used as short term lodging. The following regulations shall be applied as minimum conditions of approval in all cases when a use permit has been issued for detached room units:

- 1) Detached room units will require a Conditional Use Permit from the Planning Commission;
- 2) The parcel will include an existing licensed and bonded winery;
- 3) The detached room units will be placed within a one-acre area;
- 4) The minimum parcel size will be 20 acres;
- 5) The minimum property line setback will be 100 feet;
- 6) Only short-term lodging shall be provided;
- 7) Only breakfast shall be served and service shall be restricted to guests only, not the general public.
- 8) A minimum of one off-street parking space shall be provided for each unit;
- 9) The owner or manager shall be required to occupy the property in a primary or accessory dwelling unit;
- 10) Detached room units shall be required to comply with the Amador County building code and environmental health department requirements;
- 11) A maximum of five (5) detached room units up to 350 square feet each shall be allowed for short- term rental on any parcel.


SECTION III. A summary of this ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 11th day of April, 2023 by the following vote:

AYES: Jeffrey Brown, Brian Oneto, Patrick Crew, Frank U. Axe, Richard Forster

NOES: None

ABSENT: None



Jeffrey Brown, Chairman, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the

Board of Supervisors, Amador County,

California

Deputy