



## **Bed & Breakfast Facilities** *(Exclusive Farm Use Zone)*

A Home Occupation involving a Bed and Breakfast (B&B) in an existing single family residence may be established as a conditional use in the Exclusive Farm Use (EFU) zone, subject to applicable standards from Sections 3.04(H.2), 3.04(V) and 3.05, and Article 56 of the Hood River County Zoning Ordinance.

For a complete application, a written narrative with supporting documentation should be provided explaining how your proposal complies with all of the following applicable criteria:

### **Bed and Breakfast Criteria:**

1. The Bed and Breakfast Facility shall be located in a building designed and occupied as a single-family dwelling.
2. The building shall retain the characteristics of a single-family dwelling. A Bed and Breakfast Facility shall be clearly incidental, accessory and subordinate to residential use. The use shall be conducted entirely within the single family dwelling and shall not take an outward appearance nor manifest any characteristic of a business, except for allowed signing.
3. The single-family dwelling shall be owner or lessee occupied.
4. The Bed and Breakfast operator must reside within the single family dwelling in which the bed and breakfast facility is located.
5. Only 5 guest rooms are permitted.
6. No more than 10 guests shall be allowed at any one time.
7. A reduction in the number of guest rooms may be required if the applicant cannot demonstrate compliance with provisions within the Bed and Breakfast Facility Ordinance or applicable agency requirements.
8. State Health Division or County Sanitarian approval.
9. The maximum length of stay for guests is 15 consecutive nights.
10. Signing is limited to one illuminated sign, with a maximum area of 6 square feet. Signs cannot be placed within State or County right-of-way unless approved by either the County Public Works Department or the Oregon Department of Transportation. Sign lighting is restricted to the sign surface, not adjacent properties, or County or State roads or highways. The sign will not blink or otherwise cause distraction to vehicle traffic. Signing approved by the State is permitted.
11. One off-street parking space per guest room, plus adequate off-street parking space for the owner or lessee, shall be provided. Required off-street guest parking must be located on the single-family parcel or within a parking lot located within reasonable proximity of the lessee or owner occupied dwelling.

12. The applicant shall contact the Hood River County Finance Director and obtain a certificate of compliance and shall comply with the provisions of the County Transient Room Tax Ordinance. Applicant shall provide proof of compliance prior to the Planning Department approving a Bed and Breakfast Facility.
13. If an approved facility is not established within one year of the approval date, or if the use is discontinued for a year, the approval automatically expires and a new application is required.
14. Within one year of conditional approval, the County Planning Director will review each Bed and Breakfast Facility to ensure all approval conditions are fulfilled and that the use complies with the County Comprehensive Plan requirements.
15. If property owner sells or leases the dwelling to another individual, he must, along with the new owner or lessee, contact the County Planning Department if they desire to continue the Bed and Breakfast Facility. Thereafter, the use will be reviewed by the County Planning Department pursuant to previous approval conditions.
16. The applicant shall obtain the approval of the County Building Official and applicable fire protection district.
17. Bed and Breakfast Facilities proposed in the Exclusive Farm Use Zone shall be located in a single family dwelling used in conjunction with farm use or located in an approved non-farm dwelling.
18. Violations or complaints regarding the above standards shall be reviewed by the County Planning Commission through a public hearing.

**Conditional Use Review Criteria:**

1. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
2. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
3. The proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this Ordinance and the following general criteria:
  - A. The use is consistent with those goals and policies of the Comprehensive Plan which apply to the proposed use;
  - B. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;

- C. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
- D. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use (e.g., water, sewer and access); and
- E. The use is or can be made compatible with existing uses and other allowable uses in the area and does not negatively affect the health or safety of surrounding uses or residents.

**EFU Criteria:**

1. When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established under Table 3.02 and is operated in association with the winery:
  - A. The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility;
  - B. The meals may be served at the bed and breakfast facility or at the winery; and
  - C. Weddings and related events shall meet the requirements of Article 73.
2. The landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

**Other Applicable Standards:**

In addition to the above criteria, other zoning requirements may apply depending on certain unique circumstances affecting a particular property. The planner can go over these additional standards with you, if applicable, and give you the appropriate paperwork so that you can address them in your written narrative as well.

# ADMINISTRATIVE LAND USE APPLICATION



## HOOD RIVER COUNTY COMMUNITY DEVELOPMENT

601 State Street  
Hood River, OR 97031  
PHONE 541-387-6840  
FAX 541-387-6873  
plan.dept@co.hood-river.or.us

PLANNING
File No.:
Date received:
Date issued:
Application Review Fee \$

### TYPE OF LAND USE PERMIT:

#### Dwellings:

- Farm Operator Dwelling  
    \_\_Income \_\_Acreage
- Relative Farm Dwelling
- Accessory Farm Dwelling
- Farm Lot of Record
- Forest Template Dwelling
- Forest Large Tract Dwelling
- Forest Lot of Record

#### Conditional Use:

- Non- Farm Dwelling
- Dependent Relative Dwelling
- Home Occupation
- Bed and Breakfast

#### Other:

- Variance
- Subdivision

- Plan and Zone Change
- Planned Unit Development
- Zone Boundary Adjustment
- Comprehensive Plan Amendment

- \_\_\_\_\_
- \_\_\_\_\_

### SITE INFORMATION:

Township:	Range:	Section:	Tax Lot:	Parcel size: _____ ac.	Zoning: _____
Site Address: _____				City: _____	

Description of Proposed Development or Use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### APPLICATION CHECKLIST:

Unless otherwise noted, the following information is required as part of a complete application:

Completed application form _____	Project description _____
Applicant's & ALL property owners' signatures _____	Applicable criteria form / questionnaire _____
Site Plan - per attached example _____	Supporting documents (farm income, etc.) _____
Filing fee _____	

**Only applications with the required information can be processed.** Obtain a copy of the criteria and the questionnaire for your application type. The pertinent Hood River County Zoning Ordinance sections may be obtained from Hood River County Community Development or on-line through the county website at [www.co.hood-river.or.us](http://www.co.hood-river.or.us)

Pursuant to Oregon Revised Statutes Chapter 215, Section 427, this department has 30 days to review the application for completeness and notify the applicant of any deficiencies.

### SIGNATURES: All Owners must sign (Corporate or LLC owned parcels require authorized signatures)

Owner Name: _____ Signature req'd _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ E-mail: _____	Owner Name: _____ Signature req'd _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ E-mail: _____
Applicant if other than owner: _____ Signature req'd _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ E-mail: _____	<p><i>By signing, I acknowledge that the information provided in this application is accurate to the best of my knowledge. Signature of the property owner(s) indicates that the property owners(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes the County planning staff reasonable access to the site in order to evaluate the application.</i></p>

## **SITE PLAN:**

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A site plan, drawn **TO SCALE** in black ink at a maximum scale of 1 inch = 100 feet, must be included with your submitted application. Please do not use highlighter, colors, or photographs/aerial photos since they are not easily reproducible. Site plans should be drawn on paper **NO LARGER THAN 11"x17"**.

If the parcel is large, planning staff suggests that you submit a detail site plan that shows only the portions of the parcel affected by the proposed development, together with a vicinity plan showing the overall site. If this option is pursued, please show at least two property lines and enough of the parcel or some adjacent features, such as roads, so that the planner and other viewers can locate the proposed development on the vicinity map.

Much of the required information may be obtained from the Hood River County webmap at [www.co.hood-river.or.us](http://www.co.hood-river.or.us) - under "County Maps"

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## **MINIMUM SITE PLAN INFORMATION REQUIREMENTS:**

**Please Note:** Although most site plans can be drawn by the person making application, you may wish to hire a professional to prepare your site plan if your proposal is complex or the site is challenging. Site plans allow the planner and other interested parties to clearly understand the nature of the proposal and its relationship to the parcel, as well as surrounding parcels of land. Submitted site plans are considered legally binding documents. It is the responsibility of the applicant to know and accurately identify the subject parcel's property lines, as well as the location of any easements or rights-of-way.

- ⇒ Property Information - address and map and tax lot.
- ⇒ Property owner and applicant name.
- ⇒ Scale and north arrow.
- ⇒ Boundaries of parcel with dimensions.
- ⇒ Location, labeling, and size of existing and proposed buildings and structures.
- ⇒ Setback distance of proposed buildings and structures from property lines, roads, other structures, streams, ponds, & wetlands.
- ⇒ Location and width of access roads, driveways, turnouts, turnarounds, and parking areas.
- ⇒ Location of utility services, *including approved septic drainfields, and replacement field*.
- ⇒ All easements (access, utility, irrigation, etc.).
- ⇒ Significant slope or terrain features.
- ⇒ Vegetation type.
- ⇒ Portion of property in farm or forest use.
- ⇒ Vicinity map (if needed to augment your site plan).

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**Site plans not drawn to scale or failing to include the required information will not be accepted. See the sample site plan provided.**

**Using a piece of graph paper, such as that included within this application form, may be the simplest way to draw your plan to scale!**

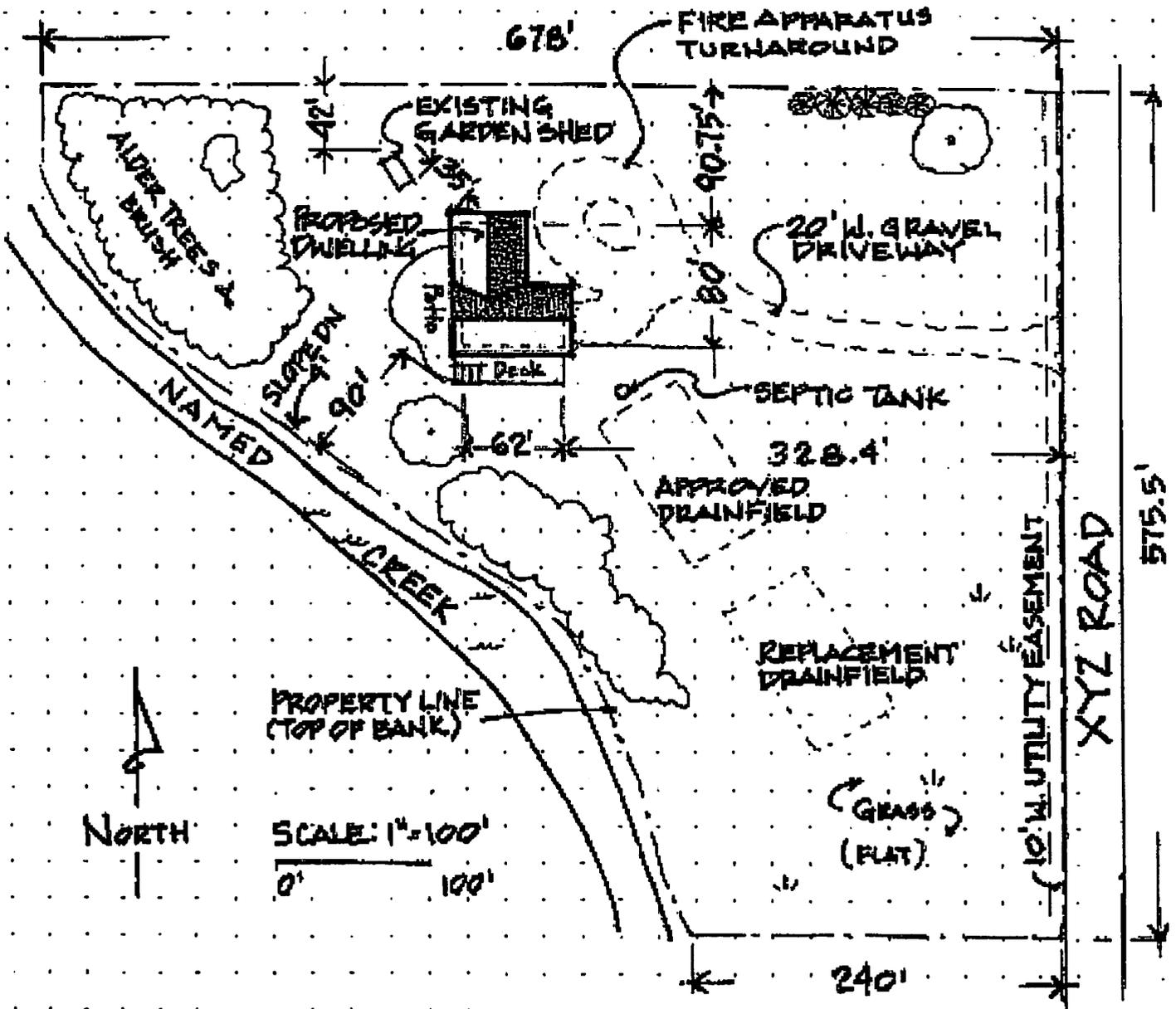
**SITE PLAN EXAMPLE**

Applicant: Joe and Jane Homeowner

Owner: Joe and Jane Homeowner

Property Address: 123 XYZ Road

Twn 3N Rng 8E Sec 10 TxLt 2010



**Does your site plan show the following?**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Property Information.                            | <input checked="" type="checkbox"/> Location of utilities, septic drainfields.          |
| <input checked="" type="checkbox"/> Scale and north arrow.                           | <input checked="" type="checkbox"/> All easements (access, utility, irrigation, etc.).  |
| <input checked="" type="checkbox"/> Boundaries of parcel with dimensions.            | <input checked="" type="checkbox"/> Significant slope or terrain features.              |
| <input checked="" type="checkbox"/> Existing and proposed structures.                | <input checked="" type="checkbox"/> Vegetation type.                                    |
| <input checked="" type="checkbox"/> Setback distances of proposed buildings.         | <input checked="" type="checkbox"/> Portion of property in farm or forest use.          |
| <input checked="" type="checkbox"/> Access roads, driveways, turnarounds, & parking. | <input checked="" type="checkbox"/> Vicinity map (if needed to augment your site plan). |

# SITE PLAN

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Applicant: \_\_\_\_\_ Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_ Sec \_\_\_\_\_ TxLt \_\_\_\_\_

**Does your site plan show the following?**

- Property Information.
- Scale and north arrow.
- Boundaries of parcel with dimensions.
- Existing and proposed structures.
- Setback distances of proposed buildings.
- Access roads, driveways, turnarounds, & parking.
- Location of utilities, septic drainfields.
- All easements (access, utility, irrigation, etc.).
- Significant slope or terrain features.
- Vegetation type.
- Portion of property in farm or forest use.
- Vicinity map (if needed to augment your site plan).