



# City of Santa Barbara

## BED AND BREAKFAST INNS

The following is a summary of organizations and significant aspects of their ordinances or codes that must be complied with in the creation of Bed and Breakfast Inns (B&B's).

### **PLANNING AND ZONING (805) 564-5478**

1. B&B's are included in the zoning definition of hotels and therefore should be treated as such.
2. B&B's are permitted in R-4, C-1, C-2, C-M, HRC-1, and HRC-2, and M-1 Zones. They are also allowed in Structures of Merit and designated Landmarks Structures located in an R-O or R-3 zone, with the approval of a Conditional Use Permit by the Planning Commission. There are no provisions to permit them in any other zone.
3. B&B's require a conversion permit approved by Planning Commission if more than one dwelling unit is utilized in creating the Bed and Breakfast Inn. Santa Barbara Municipal Code (SBMC) §28.88.028).
4. Required parking is one uncovered parking space for each B&B rental room created. (See SBMC §28.90.100.10).
5. If the B&B serves meals other than a "Continental Breakfast", they are subject to the requirements of the zone for the establishment of a restaurant (SBMC §28.94.030). Continental Breakfast is considered to be the service of a breakfast limited to breads, rolls, and/or pastries, fruits and/or fruit juices, beverages and condiments.
6. Per the above, if a Bed and Breakfast is located in a HRC-1 or R-4 zone, in order to have a restaurant, they must obtain a Conditional Use Permit.  
\*NOTE: A Conditional Use Permit is not required for a restaurant used by guests only.
7. Double setbacks and maximum lot coverage of 25%, as required for new buildings which contain non-residential uses in a residential zone (SBMC §28.21.085), are applicable to Bed and Breakfast Inns in new buildings in the R-4 zone because they are considered as non-residential uses. NOTE: Conversions of existing residential units into bed and breakfasts are not subject to the double setback and lot coverage requirements.
8. Rooms including kitchen facilities shall observe the lot area and parking requirements of the R-4 zone (SBMC §28.21.030.B2).
9. Conversions resulting in non-residential (hotel) square footage in excess of 1,000 square feet are subject to Development Plan requirements.

### **BUILDING & SAFETY (805) 564-5485**

1. B&B use requires a new Certificate of Occupancy.
2. A change of use will require building code compliance and disabled access requirements.
3. Additional construction will require building permits.

**FIRE DEPARTMENT (805) 564-5702**

1. Smoke detectors required.
2. Greater than two stories will trigger additional exiting requirements.
3. Fire extinguishers required.
4. Over two stories will require a manual fire alarm system.
5. Prior to occupancy, inspection by the Fire Department will be required.

**COUNTY HEALTH (805) 681-4200**

1. Food service involving washing or reuse of items, for the service of food, requires compliance with County Health Codes.
2. Availability of pool or spa for guests requires compliance with County Health Codes.

**STATE ALCOHOLIC BEVERAGE CONTROL (ABC) (805) 564-7717**

License to serve wine required. The ABC has a special license for Bed & Breakfast operations serving less than 25 guests.