
City of Sonoma

Planning, Building and Public Works
No. 1 the Plaza
Sonoma, CA 95476



What you should know about: **Bed and Breakfast Facilities**

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Definition: A “Bed and Breakfast Facility” is defined as a property on which bed and breakfast accommodations of up to five rooms are provided, with either an owner or resident-manager on site.

Required Planning Approvals: The establishment or expansion of a bed and breakfast facility is subject to use permit review by the Planning Commission. This means that the Planning Commission reviews the application in a public hearing, following notification of neighbors in the vicinity. The Planning Commission may approve, approve with conditions, or deny the proposed use. To find out how to file an application for use permit approval, please obtain and review a Uniform Application from the Planning Division.

Other Permits/Special Fees: Approvals from the Sonoma County Health Department and the Sonoma County Department of Permit and Resource Management (Sanitation) are required prior to opening. Substantial sewer connection and water connection fees may apply, as well as impact fees charged by the Sonoma Valley Unified School District. An annual inspection by the Fire Department is required.

Special Regulations: Pursuant to the City of Sonoma Zoning Ordinance, bed and breakfast facilities are subject to the following requirements and regulations:

- ◆ *Off-street parking is required at a ratio of one parking space per room, plus two spaces for the manager and staff. Off-street parking areas shall be paved with asphalt or other acceptable all-weather surfacing.*
- ◆ *An on-site manager or owner/innkeeper shall be required.*
- ◆ *Bed and breakfast facilities are limited to five rooms.*
- ◆ *Low intensity on-site lighting shall be required for safety and security.*
- ◆ *Fire and life-safety requirements of the City’s Fire Department and Building Division shall be imposed, contingent upon the intensity of the use. Typical minimum requirements include the installation of an approved smoke detector within each guest room, installation of an approved fire extinguisher within the building, and the posting of an evacuation plan within each guest room. In addition, the installation of an approved fire sprinkler system maybe required.*
- ◆ *Signs shall be limited to an area of two square feet.*
- ◆ *No additions to buildings that would increase the number of bed and breakfast rooms shall be allowed.*
- ◆ *Only the breakfast meal may be served and only to overnight guests.*
- ◆ *No uses operated in conjunction with a bed and breakfast facility shall be allowed.*
- ◆ *Cooking facilities in individual guest rooms are prohibited.*

Other Issues: The Building Department is required to enforce applicable provisions of the Americans with Disabilities Act (ADA). The ADA is a federal law intended to ensure a minimum level of handicapped access to facilities that are open to the public. Typical requirements include wheelchair ramps, accessible bathrooms, and accessible entrances and exits.
