



INFORMATION FOR Bed and Breakfast ECDC 20.23

PERMITTING & DEVELOPMENT
PLANNING
DIVISION
121 5th Avenue N
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Bed and breakfasts (B&Bs) provide short-term lodging opportunities within single-family residences which many tourists prefer due to their home-like feel, opportunities to meet new people, etc. As a result, B&Bs are well suited to the residential areas of Edmonds in addition to the pedestrian-oriented downtown area. However, particularly in residential areas, potential impacts from occupancy, signage, parking and the like must be effectively managed to ensure that the character of the single-family residence and neighborhood is maintained.

BUSINESS LICENSE REQUIRED

All bed and breakfasts must obtain a city business license from the City Clerk's office. The Fire District will conduct an inspection as part of the business license process.

HOW MANY ROOMS CAN I HAVE?

In Residential zones, one or two rental bedrooms is a permitted secondary use (no other land use permit is required). Three or more rental bedrooms, however, is a secondary use which requires an administrative conditional use permit. See Handout P19 for more information about the conditional use permit process.

In business and commercial zones, a bed and breakfast may contain any number of rooms as a permitted primary use.

DEVELOPMENT STANDARDS

All bed and breakfasts must comply with the following standards:

- Bed and breakfasts must meet all applicable health, fire and building codes.
- Bed and breakfasts may only be located in detached single-family homes.
- The owner or operator of the bed and breakfast must maintain full-time residence on the premises.
- A bed and breakfast may employ nonresident employees.

- In all zones except the downtown business (BD) zones, one parking space must be provided for each rental room. Where legal on-street parking is available adjacent to the site, those space(s) may be counted toward the total number of spaces required. Where legal on-street parking is not available adjacent to the site or the number of on-street spaces is insufficient to meet the parking requirement, one off-street parking space must be provided for each rental room in addition to the parking required in ECDC 17.50.020(A)(1)(a). In the BD zones, no additional off-street parking is required for a bed and breakfast.
- Kitchens are not allowed in individual guest rooms.
- Meals may only be served to paying bed and breakfast guests.
- Signage is regulated in Chapter 20.60 ECDC.
- Guests cannot stay at a bed and breakfast for more than 30 consecutive calendar days.
- Weddings, conferences, and similar large group gatherings are not permitted at a bed and breakfast.

Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.edmondswa.gov. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.