

## Title 21A.08.030—Residential Land Uses

Existing Code	Proposed Revised Code	Rationale
<p><b>21A.08.030—Residential land uses.</b>                      Condition P9. Only as accessory to the permanent residence of the operator, and:</p> <ul style="list-style-type: none"> <li>a. Serving meals shall be limited to paying guests; and</li> <li>b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.</li> </ul>	<p><b>21A.08.030—Residential land uses.</b>                      Condition P9. Only as accessory to the permanent <u>primary</u> residence of the <u>business owner and</u> operator, and:</p> <ul style="list-style-type: none"> <li>a. Serving meals shall be limited to paying guests; and</li> <li>b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.</li> </ul>	<p>Bed &amp; Breakfasts (B&amp;B's) are permitted in the RA zone under condition P9. This change is proposed under the same rationale we provided in our proposed changes to KC Code <b>Title 21A.30.085 and 21A.30.090 Home occupations and Home Industry</b>. We are seeing an increasing trend where people set up businesses at sites where they do not live. In some cases, we see where residential use is abandoned altogether. The code's intent is to allow for people to operate businesses at their place of residence, with limitations to achieve compatibility with Rural Area zoning. Owner residency is intended to be a <i>precondition</i> for such uses in these zones. This is because people usually treat their property and neighbors differently (better) when they actually live at the site. Plus, Rural Area roads are being turned into <i>de facto</i> strip mall corridors, as businesses set up in what used to be residences because it's cheaper than being inside the UGA. This proposed change will ensure that permitted commercial uses remain secondary to the site's primary use as a residence by the business' owner/operator.</p>