

EXHIBIT A

Whatcom County Code Title 20 Zoning AMENDMENTS

CHAPTER 20.20 URBAN RESIDENTIAL (UR) DISTRICT

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20.20.100 Accessory uses.

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.106 Bed and breakfast establishments, [except in the Lake Whatcom Watershed Overlay District, where bed and breakfast establishments are a conditional use, per WCC 20.51.070.](#)

.107 Vacation rental units, [except in the Lake Whatcom Watershed Overlay District, where vacation rental units are a conditional use, per WCC 20.51.070.](#)

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CHAPTER 20.22 URBAN RESIDENTIAL – MEDIUM DENSITY (URM) DISTRICT

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20.22.100 Accessory uses.

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.107 [Vacation rental units.](#)

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CHAPTER 20.24 URBAN RESIDENTIAL MIXED (UR-MX) DISTRICT

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20.24.100 Accessory uses.

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.107 [Vacation rental units.](#)

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CHAPTER 20.32 RESIDENTIAL RURAL (RR) DISTRICT

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20.32.100 Accessory uses.

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.106 Bed and breakfast establishments, [except in the Lake Whatcom Watershed Overlay District, where bed and breakfast establishments are a conditional use, per WCC 20.51.070.](#)

.107 Vacation rental units, [except in the Lake Whatcom Watershed Overlay District, where vacation rental units are a conditional use, per WCC 20.51.070.](#)

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CHAPTER 20.34 RURAL RESIDENTIAL - ISLAND (RR-I) DISTRICT

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20.34.100 Accessory uses.

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[.107 Vacation rental units.](#)

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CHAPTER 20.35 ELIZA ISLAND (EI) DISTRICT

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20.35.100 Accessory uses.

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[.108 Vacation rental units.](#)

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CHAPTER 20.36 RURAL (R) DISTRICT

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20.36.100 Accessory uses.

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[.109 Bed and breakfast establishments, except in the Lake Whatcom Watershed Overlay District, where bed and breakfast establishments are a conditional use, per WCC 20.51.070.](#)

[.110 Vacation rental units, except in the Lake Whatcom Watershed Overlay District, where vacation rental units are a conditional use, per WCC 20.51.070.](#)

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CHAPTER 20.37 POINT ROBERTS TRANSITIONAL ZONE (TZ) DISTRICT

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20.37.100 Accessory uses.

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[.108 Vacation rental units.](#)

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CHAPTER 20.40 AGRICULTURE (AG) DISTRICT

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20.40.100 Accessory uses.

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[.114 Vacation rental units.](#)

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CHAPTER 20.42 RURAL FORESTRY (RF) DISTRICT

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20.42.150 Accessory uses.

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[.106 Vacation rental units.](#)

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CHAPTER 20.51 LAKE WHATCOM WATERSHED OVERLAY DISTRICT

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20.51.100 Conditional uses.

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[.074 Bed and Breakfast Establishments and Inns.](#)

[.075 Vacation Rental Units.](#)

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CHAPTER 20.59 RURAL GENERAL COMMERCIAL (RGC) DISTRICT

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20.59.100 Accessory uses.

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[.108 Vacation rental units.](#)

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CHAPTER 20.61 SMALL TOWN COMMERCIAL (STC) DISTRICT

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20.61.100 Accessory uses.

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[.111 Vacation rental units.](#)

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CHAPTER 20.62 GENERAL COMMERCIAL (GC) DISTRICT

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20.62.100 Accessory uses.

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[.106 Vacation rental units.](#)

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CHAPTER 20.64 RESORT COMMERCIAL (RC) DISTRICT

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20.64.100 Accessory uses.

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[.113 Vacation rental units.](#)

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CHAPTER 20.80 SUPPLEMENTARY REQUIREMENTS

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20.80.580 Parking space requirements.

For the purpose of this ordinance, the following parking space requirements shall apply (See also WCC [20.97.140](#)):

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[\(7.1\) Bed and Breakfast Establishments and Inns: 1 for each rented sleeping unit in addition to the parking spaces required for the single-family dwelling.](#)

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[\(59.1\) Vacation Rental Units: 1 for each sleeping unit.](#)

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CHAPTER 20.97 DEFINITIONS

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20.97.027 Bed and breakfast establishment.

“Bed and breakfast establishment” means a privately-owned dwelling that is the primary residence~~(s)~~ of the owners and in which, for compensation, one to two rooms are used as sleeping units to house or lodge individuals or families for periods of less than ~~one month~~30 days as transient visitors with or without limited food service. The use of the dwelling unit for the bed and breakfast shall be clearly incidental and subordinate to its use for residential purposes and the purpose of the applicable zoning district. At least one owner shall be present overnight when a guest room is rented.

20.97.028 Bed and breakfast inn.

“Bed and breakfast inn” means a privately-owned dwelling that is the primary residence(s) of the owners in which, for compensation, three to five rooms are used as sleeping units to house or lodge individuals or families for periods of less than ~~one month~~30 days as transient visitors with or without limited food service. The use of the dwelling unit for the bed and breakfast shall be clearly incidental and subordinate to its use for residential purposes and the purpose of the applicable zoning district. At least one owner shall be present overnight when a guest room is rented.

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20.97.445.1 Vacation Rental Unit.

“Vacation Rental Unit” means a single-family dwelling unit or accessory dwelling unit that, for compensation, is rented as a single unit used to lodge individuals or families for a period of less than 30 days and where the owner is not present in the rented unit during the rental period. Individual sleeping rooms shall not be rented individually.