

## Attachment B – Ecology Recommended Changes

**The following changes are recommended to clarify elements of the County’s SMP Amendment**

ITEM	SMP Submittal Provision (Cite)	TOPIC	BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)	RATIONALE
01	WCC 23.110.020.B.4	Definitions	<p>“Bed and Breakfast” means a <del>single-family residence</del> <u>privately owned dwelling</u> that is the primary residence(s) of the owner in which, for compensation, one to five rooms are used as sleeping units to house or lodge individuals or families for periods of less than 30 days as transient visitors with or without food service. <u>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.</u></p>	<p><i>Whatcom County Requested Change – This change aligns the definition of Bed and Breakfast in the SMP with the existing definitions of “Bed and Breakfast Establishment” and “Bed and Breakfast Inn” in the county’s proposed zoning ordinance changes.</i></p>
02	WCC 23.110.030.C.6	Definitions	<p>“Commercial development” means those developments whose primary use is for retail, service, or other commercial <del>business</del> activities. Included in this definition are developments such as hotels, motels, shops, restaurants, banks, professional offices, grocery stores, laundromats, recreational vehicle parks, commercial rental campgrounds and cabins, whether public or private, and indoor or intensive outdoor commercial recreation facilities. Not included are private camping clubs, marinas, signs, utilities, bed and breakfasts, vacation rental units, and other development.</p>	<p><i>Whatcom County Requested Change – This change removes the redundant use of the word “business” related to commercial activities.</i></p>
03	WCC 23.110.180.R.7	Definitions	<p>“Residential development” means buildings, earth modifications, subdivision, and use of land primarily for human residence, including, but not limited to: single-family and multifamily dwellings, condominiums, mobile homes and mobile home parks, boarding homes, family daycare homes, adult family homes, retirement and convalescent homes, bed and breakfasts, and vacation rental units, together with accessory uses common to normal residential use. Camping sites or clubs, recreations vehicle parks, motels and hotels are not included in this definition.</p>	<p><i>Whatcom County Requested Change – Minor scrivener’s error correction removing the plural from “bed and breakfast”.</i></p>
04	WCC 23.110.220.V.1	Definitions	<p><del>“Vacation Rental Unit” means a dwelling unit where the owner is not present on site during the rental period, which, for compensation, is used to lodge individuals or families for a period of less than 30 days.</del></p> <p><u>“Vacation Rental Unit” means a single-family dwelling unit, detached accessory dwelling unit, or accessory apartment 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.</u></p>	<p><i>Whatcom County Requested Change – This change is in response to public comments received during Ecology’s comment period regarding confusion with the term “dwelling”. While “dwelling” is not defined by the SMP, the county’s zoning ordinance includes multiple forms of housing using the general term, many of which are commercial in nature (day care centers/homes, duplex and multifamily housing). The revised definition clarifies the specific forms of housing allowed for use as a vacation rental unit.</i></p>