



Acknowledgment of Review of Zoning Requirements for Agricultural Homestays

Marin County Code Section [20.32.023](#)

Short Term Rental License requirements and operating standards outlined in Chapter 5.41 of the Marin County Code do not apply to a Short Term Rental on an agriculturally zoned property that is at least ten acres in size and where the primary use of the property is commercial agriculture.

The Agricultural Homestay is subject to the following zoning requirements:

- A. Permit requirement. Agricultural Homestays are allowable in the zoning districts and with the permit requirements determined by Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses).
- B. Land Use Requirements. An Agricultural Homestay shall:
 1. Have no more than five guest rooms and host no more than 15 registered guests,
 2. Provide overnight transient accommodations.
 3. Offer meals only to overnight guests as an incidental, and not as the primary, function of the establishment,
 4. Be located on, and be a part of, a farm that produces agricultural products as its primary source of income,
 5. Operate within an otherwise allowable agricultural dwelling unit and not within an additional separate structure,
 6. Be limited to one per farm tract and
 7. Shall not be allowed if there is already a bed and breakfast on the farm tract.
- C. Site requirements. The proposed site shall conform to all standards of the applicable Coastal Agricultural zoning district.
- D. Appearance. For structures, the exterior appearance of the structure used for the Agricultural Homestay shall maintain a rural character consistent with farm buildings on the property.
- E. Limitation on services provided. The services provided guests by the Agricultural Homestay shall be limited to the rental of bedrooms and the provision of meals at any time to registered guests. The price of food shall be included in the overnight transient occupancy accommodation. There shall be no separate/additional food preparation facilities for guests. Homestay guests may also participate in agricultural activities at the discretion of the homestay operator.
- F. Business license required. A current business license shall be obtained/posted, in compliance with Chapter 5.54 (Business Licenses) of the County Code.
- G. Occupancy by permanent resident required. All Agricultural Homestays shall have one household in permanent residence.
- H. Transient Occupancy Tax. Agricultural Homestays shall be subject to the Transient Occupancy Tax, in compliance with Chapter 3.05 (Uniform Transient Occupancy Tax) of the County Code.
- I. Signs. Signs shall be limited to one on-site sign not to exceed four square feet in area and shall be installed/maintained in compliance with Chapter 20.64.100.A.5 (New Signs). Signs shall also be installed/maintained in compliance with Chapter 22.28 (Signs) in addition to and independent of Coastal Development Permit requirements.

- J. Fire safety. The Agricultural Homestay shall meet all of the requirements of the County Fire Department or local Fire Protection District.
- K. Parking. On-site parking shall be provided in compliance with the parking standards for the zoning district in addition to and independent of Coastal Development Permit requirements.
- L. Sewage disposal. Any on-site sewage disposal shall be provided in compliance with Chapter 20.64.140 (Public Facilities and Services). Sewage disposal shall also be provided in compliance with Title 18 (Sewers) of the County Code in addition to and independent of Coastal Development Permit requirements.

I, _____ (print owner's name), hereby confirm that I have read the requirements listed above and intend to operate an Agricultural Homestay at the property identified as Assessor Parcel Number (APN) _____, property address _____.

Signature of Owner(s):	
Printed Name of Owner(s):	
Email:	Phone:

This acknowledgment form may be submitted [online](#), in person, or mailed to:

Community Development Agency
 Planning Division, Short Term Rental
 3501 Civic Center Drive, Suite 308
 San Rafael, CA 94903

Date Received: