

833 ~~GUEST HOUSES AND STUDIOS~~

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~~833.01~~ — ~~PURPOSE~~

~~This section is adopted to provide for guest houses and studios as accessory uses, while ensuring that such uses do not become independent dwellings.~~

~~833.02~~ — ~~DEFINITION~~

~~A guest house or studio is a separate accessory structure, or portion thereof, which is built to residential (R-3 occupancy) building code requirements and which is used by members of the family residing in the primary dwelling or their nonpaying guests or employees on the premises. A guest house or studio shall be a temporary living area and shall not be used for boarders or lodgers.~~

833.013 ~~CONDITIONAL STANDARDS~~

Guest houses shall comply with ~~The following conditional standards shall apply:~~

A. Number: Only one ~~guest house or studio~~ shall be allowed per ~~a~~ lot of record.

~~B. Lot Size: The minimum lot size shall be as follows:~~

- ~~1. R-7, R-8.5, and R-10 zoning districts: 14,000 square feet;~~
- ~~2. R-15, R-20, and R-30 zoning districts: the minimum lot size of the underlying zoning district;~~
- ~~3. RR, RA-1, RA-2, RRFF-5, and FF-10 zoning districts: 1 acre.~~

C.B. Maximum Floor Area: The maximum R-3 occupancy floor area of a guest house or studio shall be 600 square feet. Garage area (M-1 occupancy) shall not be included.

D.C. Maximum Separation Distance: The ~~A~~ guest house ~~or studio~~ shall be located within 100 feet of the primary dwelling to which it is accessory on the same property, ~~except as approved pursuant to Section 1205.~~ This distance shall be measured from the closest portion of each structure.

E.D. Facilities: Occupants of the ~~a~~ guest house ~~or studio~~ and the primary dwelling shall live together as one housekeeping unit, sharing the ~~one~~ kitchen and ~~one~~ laundry facilities ~~facility in the primary dwelling.~~ The ~~A~~ guest house ~~or studio~~ may include one separate bathroom plus one additional and a sink, but shall not include a separate refrigerator or freezer, stove, oven, or other cooking appliances.

F.E. Utilities: All public water, electricity, natural gas, and sanitary sewer service for the guest house ~~or studio~~ shall be extended from the primary dwelling services. No separate meters for the guest house ~~or studio~~ shall be allowed.

G.F. On-Site ~~Wastewater Treatment Sewage Disposal~~ Systems: A guest house ~~or studio~~ shall use the same on-site wastewater treatment sewage disposal system as the primary dwelling, except when a separate system is required by the County Soils Division of Water Environment Services due to site constraints, failure of the existing system, or where the size or condition of the existing system precludes its use. ~~Additional drain lines may be added to an existing system when appropriate.~~