



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

FILE# _____

GRANNY UNIT

TERMS AND CONDITIONS

Section 27.3(h) of the Lake County Ordinance requires that the following terms and conditions be met:

1. A granny unit-zoning permit may only be issued subsequent to or concurrently with the construction of the principal dwelling on the same parcel.
2. A granny unit shall meet the development standards of the zoning district (except as provided in subsection 6. below) and the performance standards of Article 41.
3. The granny unit shall be for the sole occupancy of one (1) adult or two (2) adult persons, one of which is sixty (60) years of age or over.
4. The unit shall be attached to the principal dwelling in the Single-Family Residential ("R1") and Two-Family Residential ("R2") Districts.
5. A granny unit shall not be permitted on a lot in addition to a guesthouse, residential second unit or similar dwelling. If a granny unit has been approved on a lot, a guest house, residential second unit or similar dwelling shall not be permitted unless the granny is removed, or converted to another authorized use.
6. The gross floor area of the granny unit shall not exceed seven hundred and twenty (720) square feet on parcels with a net parcel size less than 40,000 square feet. On parcels of 40,000 square feet or larger net parcel size, the granny unit shall not exceed one thousand and eight (1,008) square feet. For the purpose of this Section, gross floor area shall not include garages and opened or covered porches, and net parcel size shall not include land serving as any road easement.
7. In addition to the parking requirements of the principal residence, one (1) parking space shall be provided for the exclusive use of granny units that are 720 square feet or less in size, and two (2) parking spaces shall be provided for granny units that exceed 720 square feet.
8. The granny unit shall contain kitchen and bathroom facilities separate from those of the principal dwelling.

In addition to the above listed terms and conditions, the terms and conditions of Zoning Permit Application page 2 shall be met.