



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Planning Department · Building Department · Code Enforcement

707/263-2221 · FAX 707/263-2225

Scott De Leon

Interim Community Development Director

Tocarra Nicole Thomas

Deputy Community Development Director

FILE # _____

GUEST HOUSE TERMS AND CONDITIONS

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

1. A guest house shall be an accessory structure consisting of a detached living quarter of permanent type of construction, located within two hundred (200) feet of the main building.
2. The guest house shall not contain provisions for kitchens. **(Ord. No. 1749, 7/7/1988)**
3. The guest house shall not be leased, subleased, rented, or sub rented separately from the main dwelling.
4. The minimum gross floor area required for a guest house shall be two hundred (200) square feet, and shall not exceed a maximum of one thousand (1,000) square feet.
5. Vehicle access to the guest house shall be by way of the driveway of the main building and in no case shall a separate point of access be created to the adjoining road or highway.
6. One (1) parking space shall be provided for the exclusive use of the guest house in addition to the parking requirements of the principal residence.
7. Guest houses shall comply with the development standards of the zoning district (except as noted in Subsection 4 above) and the performance standards of Article 41.
8. A guest house shall not be permitted on a lot in addition to a granny unit, residential second unit, ag family dwelling, farm labor quarters or similar dwelling. If a guest house has been approved on a lot, a granny unit, residential second unit, ag family dwelling, farm labor quarters or similar dwelling shall not be permitted unless the guest house is removed, or converted to another authorized use. **(Ord. No. 1820, 5/11/1989)**
9. A hardship guest house with a temporary kitchen may be approved upon first securing a minor use permit in each case. Any minor use permit for a hardship guest house shall meet the following conditions **(Ord. No. 1749, 7/7/1988; Ord. No. 2618, 2/27/2003)**:
 - i. Kitchen facilities shall be removed upon expiration of the permit.



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Planning Department · Building Department · Code Enforcement

707/263-2221 · FAX 707/263-2225

Scott De Leon

Interim Community Development Director

Tocarra Nicole Thomas

Deputy Community Development Director

- ii. The minor use permit shall be valid for a period of three (3) years or longer as determined by the Review Authority.
 - iii. The permit shall expire upon any sale or transfer of the property.
 - iv. A hardship guest house shall comply with all conditions pertaining to a guest house except condition 27.3(i)2. **(Ord. No. 1749, 7/7/1988)**
 - v. A mobile home approved for use as a hardship guest house shall not be located on a permanent foundation. **(Ord. No. 1974, 12/20/1990)**
- 10.** The Review Authority granting a use permit for a hardship unit shall find, based on a physician's or other licensed health care professional's documentation, that a physical or mental impairment has resulted in the need for a supervised living environment for the impaired person. For a hardship guest house located in the "APZ", "A", or "TPZ" districts, physical impairment shall not include any respiratory, allergic, or other impairment incompatible with agricultural operations. **(Ord. No. 1749, 7/7/1988; Ord. No. 1820, 5/11/1989)**
- 11.** Notwithstanding Section 21-27.3(i)7., trailer coaches or mobile homes not meeting the minimum construction standards of Section 32.11 may be approved for a hardship guest house in the "A", "APZ", and "TPZ" districts upon a finding by the Review Authority that the proposed quarters will be compatible with existing development. The use permit may include conditions as to: Size, screening, access, siting and construction standards for the proposed dwelling unit. **(Ord. No. 1820, 5/11/1989)**

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