

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Guest Houses on single-family lots

Zoning Ordinance Section Number:

5.010, 5.020, 5.030, 5.100, 5.200, 5.300, 5.400, & 5.500

Title of Section:

R1-190, R1-130, R1-70, R1-43, R1-35, R1-18, R1-10, & R1-4 single-family residential districts

Cause for Interpretation:

The "Allowed Uses" section of the R1-190 & R1-43 zones, which regulate allowed uses for all other single-family residential districts, only identifies "Guest Houses with cooking facilities" as an allowed use. This seems to imply that guest houses without cooking facilities are not allowed. Another issue with the requirement that guest houses can only be 50% of the size of the primary residence. The way the ordinance is written, it appears this requirement only applies to guest houses with cooking facilities, and not to guest houses without cooking facilities. The purpose of this interpretation is to clarify these issues.

Interpretation:

The requirements for guest houses on single-family lots as spelled out in the R1-190 & R1-43 zoning districts shall apply to guest houses with or without cooking facilities with the following exceptions: Guest houses with cooking facilities are still restricted to lots with a minimum area of 3,000 square feet, while guest houses without cooking facilities may be provided on any single-family lot, regardless of the lot size, provided the applicable setbacks can still be met. Refer to General Provisions, Section 7.200 of the Zoning Ordinance. This interpretation does not apply to lots in subdivisions with amended development standards if those amended standards specifically address the use of guest houses, or other accessory structures, on the lots. In those cases, the amended development standards of that subdivision shall supercede this interpretation.

Interpretation By

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Date

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26, 2005

Approved By

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