

15-4 -6. GUEST HOUSES.

Guest Houses are a Conditional Use in Zoning Districts where they are permitted and must be reviewed against the Conditional Use permit regulations in LMC Chapter 15-1-10. Guest Houses are only permitted on Lots of one (1) acre or greater. Guest Houses are not allowed in the HRL, HR-2, HCB, ROS, RCO, GC, or LI Zoning Districts.

Guest Houses may be no larger than one third (1/3) of the size of the Main Dwelling, in terms of Floor Area and shall be limited to a maximum Floor Area of 1,500 square feet, unless additional Floor Area is approved by the Planning Commission during a Master Planned Development approval. A Guest House may not increase the Floor Area or Building Foot Print as specified in the Land Management Code or any specific Subdivision approval.

Guest Houses may be attached or detached from the main house and may not be sold or leased separate from the main house. Prior to Building Permit or Certificate of Occupancy issuance a deed restriction stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorders Office.

(Amended by Ord. No. 06-22)