

SECTION 28

GUEST HOUSES

ELSINORE TOWN MAY ISSUE A PERMIT FOR A DWELLING UNIT TO BE CONSTRUCTED WHICH IS DETACHED FROM A PRIMARY RESIDENCE. THE DWELLING WILL BE KNOWN AS A "GUEST HOUSE" AND WILL BE REFERRED TO AS THE GUEST HOUSE HEREFTER.

BUILDING REQUIREMENTS: EACH REQUIREMENT MUST BE MET:

- A. THE GUEST HOUSE MUST NOT EXCEED 600 SQUARE FEET;
- B. GUEST HOUSE MUST BE ATTACHED TO THE PRIMARY RESIDENCE OR LOCATED ON THE SAME LOT; THE LOT MUST BE 12,000 SQUARE FEET OR MORE FOR A GUEST HOUSE TO BE CONSTRUCTED.
- C. DWELLING MUST BE ON A PERMANENT FOUNDATION WITH NO BASEMENT;
- D. SEPTIC OR SEWER REQUIREMENTS MUST BE SATISFACTORY TO SUPPORT THE ADDITIONAL UNIT AND APPROVED BY THE HEALTH DEPARTMENT;
- E. REQUIREMENTS FOR SETBACKS, HEIGHTS, ETC. MUST ALL BE IN COMPLIANCE WITH ALL ORDINANCES AND REGULATIONS AS THE MAIN DWELLING;
- F. A GUEST HOUSE IS NOT CONSIDERED AN OUTBUILDING AND CANNOT BE CONSTRUCTED WITHIN 10 FEET OF THE PROPERTY LINE;
- G. A GUEST HOUSE SHALL BE A PERMANENT STRUCTURE ON THE LOT. NO MOBILE HOMES, TRAVEL TRAILERS, BOATS OR SIMILAR RECREATIONAL VEHICLES SHALL BE USED AS A GUEST HOUSE.
- H. A BUILDING PERMIT IS REQUIRED TO CONSTRUCT OR ALTER A GUEST HOUSE.

OTHER REQUIREMENTS: THE SECOND DWELLING UNIT WILL COMPLY WITH THE FOLLOWING:

- A. GUEST HOUSE IS NOT INTENDED FOR SALE SEPARATE FROM PRIMARY DWELLING.
- B. ONLY ONE GUEST HOUSE PERMIT WILL BE GRANTED PER BUILDING LOT.
- C. A GUEST HOUSE SHALL BE USED ONLY BY THE OCCUPANTS OF THE PRINCIPAL DWELLING OR THEIR NON-PAYING GUESTS.
- D. UTILITIES SHALL NOT BE METERED SEPERATELY FOR A GUEST HOUSE.