

10.8 GUEST HOUSES: COTTAGE & GUEST QUARTERS

~~A single guest house without kitchen facilities, covering less than 250 sq.ft. surface area, having no more than one story above grade, and meeting all setback requirements shall be a permitted use in all zoning districts if a primary residence exists on the property. Any proposal for guest house of specifications other than above shall not be allowed unless the lot meets or exceeds minimum dimensions for duplex lots.~~

10.8.1 Guest Cottage

One guest cottage may be permitted on lots meeting or exceeding the duplex lot area and width dimensions according to this Ordinance, provided the following standards are met:

- A. The guest cottage shall meet all requirements, including impervious surface standards, setbacks, adequate septic system capacity or ability to connect to the city sewer system.
- B. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within an area equal to the smallest duplex-sized lot that could be created including the principal dwelling unit;
- C. A guest cottage must not cover more than 700 square feet of land surface and must not exceed 15 feet in height. Basements are prohibited. Porches, decks and outside stairways and stoops exceeding four (4) feet in width shall be included in the 700 square feet of land covered.
- D. A guest cottage must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.
- E. Existing boathouses and other detached accessory structures which do not comply with the minimum structure setback standards shall not be converted to a guest cottage.

10.8.2 Guest Quarters

One guest quarter per lot shall be permitted provided the following standards are met:

- A. Guest quarters shall meet all requirements, including but not limited to adequate septic system capacity or ability to connect to the city sewer system.
- B. Guest quarters shall not exceed 700 square feet in size, regardless of the size of the accessory structure wherein they are located. Balconies and outside stairways exceeding four (4) feet in width shall be included in the 700 square feet maximum size.
- C. Existing boathouses and other detached accessory structures which do not comply with the minimum structure setback standards shall not be converted to a guest quarters.