

## California County responses to an inquiry regarding Detached Room Units

Alameda County - If these were installed permanently they would be considered an ADU (if it had a kitchen).

We have a code section that allows Innovative or Unconventional Housing (allowed in any zone with a CUP) – which we created to allow a tiny home community of 6 units, not too unlike the photos you sent.

It would likely fall into a gray area of land use classification. Maybe outdoor rec if it's camping/glamping? We've had some projects associated with retreat centers, kids outdoorsy camps, meditation centers etc where it's hard to nail it down.

Alpine County - The way in which Sorensen's Resort, now Wylder, was planned was through a planned development zone. To summarize, the developing parties created a project plan (maps, drawings, tables, letters, etc.), brought to the planning commission, then brought to the board for final approval once the planning commission voted.

Imperial County – Same as Mono County, Imperial county would consider the unit to be a guest house for the benefit of the primary use and not as a rental unit. I have seen and in fact rented this type of unit in Kansas, so I understand the purpose but we would not approve it in Imperial County at this time.

Lake County requires houses that are no less than 360 sq. ft. and fully contained as primary dwellings or ADUs. We do not define Air B&Bs, but we do allow Bed and Breakfast structures in zones that allow dwellings. These must be no less than 360 sq. ft.

We allow one primary dwelling and one ADU on land that is not zoned Agriculture or APZ and that allows dwellings.

More units than two would require a major use permit as a resort, retreat or campground, and the zones that allow these are limited to Rural Lands, Rural Residential, Resort Commercial, C2 Community Commercial, and Suburban Reserve.

Mono County allows for “guesthouses,” defined as: “an accessory use to a residence that may contain living and sleeping spaces, including bathrooms, but not facilities for the cooking of food.” A guesthouse is essentially a detached bedroom.

Our regulations state that a guesthouse shall not be used for rental whether compensation is direct or indirect.

Napa County - If there is no kitchen, we would classify them as guest cottage.

Napa County does not allow short-term rentals outside of very limited areas.

Nevada County - Similar requirements as Mono and Napa:

*Sec. L-II 3.18 Residential Guest Quarters*

*A. Purpose. The purpose of this Section is to provide for the establishment of a residential guest quarters as an accessory use subject to specified standards.*

*B. Definitions.*

*1. Residential Guest Quarters - A residential structure intended for sleeping purposes for members of a family occupying the primary residence on the subject property and their non-paying guests.*

*C. Standards. Guest quarters are allowed subject to zoning compliance and building permit issuance, if required, provided that:*

*1. The maximum floor area of the guest quarters is 500 square feet unless the Zoning Administrator approves a Use Permit providing for a larger structure.*

*2. The guest quarters shall not contain a kitchen.*

*3. Allowable plumbing shall be limited to that required for a single bathroom and one wet bar (defined as a single sink and faucet).*

*4. All utilities serving the guest quarters shall be common to and dependent on the primary residence, including, but not limited to, electrical meters, natural gas and propane connections and water.*

Sierra County – same as Napa County

Yolo County - Our code allows for detached units (with a greater level of review, i.e., requires Major Use Permit).

*(l) Bed and breakfasts/lodging.*

*(4) At the discretion of the Planning Director, a Minor Use Permit may be required for a small bed and breakfast/lodging, or a Major Use Permit may be required for a large bed and breakfast/lodging, if there are any agricultural, residential, vehicle access, traffic, or other land use compatibility issues, or if any of the following development standards are not met:*

*(i) All guest rooms must be located within and accessible through the main single-family dwelling. Alternatively, guest rooms may be located outside the primary residence cottages (newly constructed structures or existing buildings that are renovated for habitable use), provided that any newly constructed cottages require the issuance of a Major Use Permit.*