



NEW BUSINESS – ORDINANCE AMENDMENT DISCUSSION

Subject: Ordinance Amendment Discussion – Guest Cottages and Guest Quarters

Agenda Item: 6.3

The Planning Commission discussed ordinance amendments to the Guest Quarters section of the Shoreline Residential classification at the September 17, 2020 meeting and the following changes were discussed:

Section 17-5.8

3. Lot, Use and Density Requirements.

	<u>GD Riparian Only</u>	<u>RD, Non-Riparian GD</u>	<u>NE Lake</u>
Lot width at OHW and building line – feet, minimum	100	150	200
Lot width with guest quarters or duplex	180	225	300
Buildable lot area – square feet, minimum	20,000	40,000	80,000
Buildable lot area with guest quarters or duplex – square feet, minimum	40,000	80,000	160,000
Building height - feet, maximum	25	25	25
Building height, accessory structure - feet, maximum	13	13	13

4. Performance Standards. The following performance standards apply to all development in this zone:

A. ~~Guest Quarters. A dwelling guest quarters must meet the following restrictions:~~

- ~~(1) Shall be located along with the principal structure on the smallest lot meeting the above requirements.~~
- ~~(2) Shall not cover more than 700 square feet of land and must not exceed 15 foot height.~~
- ~~(3) Shall be located to reduce its visibility as viewed from public waters and adjacent shorelands.~~
- ~~(4) Shall be screened from adjacent parcels and public waters by vegetation, topographical location, increased setback, color or other methods assuming summer leaf on conditions.~~

- A. Guest Cottages and Guest Quarters. A guest cottage or guest quarter requires a permit on a conforming residential lot in the shoreland district and shall comply with the following standards:
- (1) All required setbacks are met.
 - (2) The maximum impervious surface limits for the lot shall not be exceeded.
 - (3) The maximum building footprint for a guest cottage shall not exceed 700 square feet in size.
 - (4) A guest cottage shall not exceed 15 feet in structure height.
 - (5) Guest quarters located in an accessory structure shall not exceed 700 square feet in size. Stairways and unfinished storage areas shall not be counted in this area.
 - (6) The building footprint for any accessory structure containing a guest quarter shall not exceed 800 OR 900 square feet in size.
 - (7) An accessory structure containing guest quarters shall not exceed 25 feet in building height.
 - (8) Only one guest cottage or guest quarter is allowed on a lot but not both.
 - (9) Guest quarters and guest cottages shall be located or designed to reduce visibility as viewed from public water and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.
 - (10) Guest cottages and guest quarters are not allowed on nonconforming parcels. They shall only be allowed on lots meeting the minimum lot size and dimensions for single family lots.
 - (11) All permits issued for guest cottages and guest quarters shall require the implementation of an approved stormwater management plan which prevents runoff onto neighboring properties, roads and public waters through the use of bioretention, filter strips, berms, swales, rain gardens, and/or other similar conservation practices.
 - (12) All permits issued for guest cottages and guest quarters on riparian lots shall require the implementation of an approved shore impact zone restoration/protection plan.”

Applicable Regulations:

Section 17-5.8 SHORELINE RESIDENTIAL (SR)

3. Lot, Use and Density Requirements.

	<u>GD Riparian Only</u>	<u>RD, Non-Riparian</u> <u>GD</u>	<u>NE Lake</u>
Lot width at OHW and building line – feet,	100	150	200

minimum			
Lot width with guest quarters or duplex	180	225	300
Buildable lot area – square feet, minimum	20,000	40,000	80,000
Buildable lot area with guest quarters or duplex – square feet, minimum	40,000	80,000	160,000
Building height - feet, maximum	25	25	25
Building height, accessory structure - feet, maximum	13	13	13

4. Performance Standards. The following performance standards apply to all development in this zone:

A. Guest Quarters. A dwelling guest quarters must meet the following restrictions:

- (1) Shall be located along with the principal structure on the smallest lot meeting the above requirements.
- (2) Shall not cover more than 700 square feet of land and must not exceed 15 foot height.
- (3) Shall be located to reduce its visibility as viewed from public waters and adjacent shorelands.
- (4) Shall be screened from adjacent parcels and public waters by vegetation, topographical location, increased setback, color or other methods assuming summer leaf on conditions.