



County of San Diego, Planning & Development Services
**DEFINITIONS AND ACCESSORY USE
REGULATIONS FOR GUEST LIVING
QUARTERS**
ZONING DIVISION

EXCERPTS FROM THE ZONING ORDINANCE

SECTION 1100 DEFINITIONS

Accessory Building: A portion of a main building or a detached subordinate building located on the same lot as a main building which is devoted exclusively to an accessory use.

Accessory Use: A use customarily incidental and accessory to the principal use of the land or lot, or to a building or other structure located on the same lot as the accessory use.

Guest Living Quarters: Living quarters attached to a primary dwelling unit without interior access or within a detached accessory building, which are for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. Individual guests may be accommodated for a period not to exceed thirty (30) calendar days in any calendar year. Guest living quarters have neither kitchen facilities, wetbars nor laundry facilities and are not rented or otherwise used as a separate dwelling.

SECTION 6156 RESIDENTIAL AND AGRICULTURAL USE TYPES

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

- k. **GUEST LIVING QUARTERS:** In the A70, A72, RR, RS, RV, RU, RRO, S88, S90 and S92 Use Regulations, one guest living quarters is allowed on a legal lot. Guest living quarters shall comply with all of the following requirements:
1. The total floor area of a guest living quarters shall not exceed thirty percent (30%) of the square footage of the primary dwelling up to a maximum of 600 square feet. Additional area, up to 50% of the square footage of the primary dwelling, may be permitted with the approval of an Administrative Permit.
 2. Only one electric meter to serve both the main dwelling and guest living quarters will be allowed.
 3. Guest living quarters shall not be allowed on a lot or parcel having an, second dwelling unit, , accessory apartment or accessory living quarters. Conversion of such a unit into guest living quarters is allowed provided all zoning and structural requirements are met. If said accessory unit was permitted by a discretionary permit, said permit shall be modified as required by the appropriate section of the Zoning Ordinance.