

CHAPTER 11. GUEST HOME

SECTION:

9-11-1: Guest Home

9-11-2: Conditions

9-11-1: Guest Home.

A separate dwelling located on the same lot as the principle dwelling and used for housing guests. A guest home shall not be recorded under a separate deed from the principle dwelling. Guest homes shall be considered an accessory building and subject to the setbacks established in the respective zone for accessory buildings. A guest home must be consistent with the principal dwelling in building type, i.e., architectural style, color, etc., if located in the side yard or in front of the principle dwelling. Additionally, a guest home must share the same access to a public right-of-way as the principal dwelling. A guest home must meet the requirements of a “Dwelling, Single Family” or “Manufactured Home” as defined in the Kane County Land Use Ordinance. A guest home meeting the definition of “Mobile Home” is prohibited.

9-11-2: Conditions.

In addition to the required factors set forth in the previous paragraph, the Kane County Land Use Authority shall consider the following when establishing conditions for the guest home Conditional Use Permit:

- 1) The size of the guest home. The square footage shall not be greater than the principle dwelling. The height of the building shall not exceed the height of the principle dwelling.
- 2) The number and size of off-street parking spaces for the guest home.
- 3) The availability and quality of water resources, including but not limited to, certification by the appropriate water authority or public health authority that the water supply and sewage disposal facilities are adequate for the projected number of residents.

- 4) The distance between the principal dwelling and the guest home shall not be less than 10 feet.
- 5) Resulting burdens placed on public utilities, i.e., garbage removal, snow removal, electrical, etc.
- 6) Such other conditions necessary to allow the establishment and operation of the proposed guest home in an orderly, esthetic, and efficient manner and in compliance with all elements of the General Plan.
- 7) Applicable to all parcels in any zone where a residence is allowed.