



City of Hesperia  
**BUILDING AND SAFETY DIVISION**

## **Guest House Regulations**

### **Development code section 16.08.275**

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Development code section 16.08.275 defines a “guest house” as living quarters within a detached accessory building, located on the same parcel as the primary use, (or an adjacent parcel owned by the same person) for use by temporary guests of the occupants of the premises. Such quarters shall have no kitchen facilities, laundry facilities, wet bar or other plumbing fixtures, but may contain bathroom facilities. A guest house shall not be rented or used as a separate dwelling.

To prevent the expansion of plumbing facilities and to limit their use as dwelling units, the following policy will be applied when reviewing, approving and inspecting guest houses:

1. The maximum livable area shall be 499 square feet. A guest house may be attached or located above a garage or utility building but the garage or utility area shall not be designed to be converted into livable area to expand the size of the guest house.
2. Bathroom plumbing shall consist only of one sink, one water closet and one shower and/or tub combination. Dual side-by-side sinks are not permitted.
3. Guest houses shall be located only on the same parcel as the primary use. Applicants desiring to locate a guest house on an adjacent lot shall be advised to merge the lots or to build a primary dwelling unit on that lot.
4. Applicants desiring to build a larger guest house shall be advised to consider a second dwelling unit in accordance with City codes.
5. Any additional plumbing detected during inspections shall be removed. All work shall stop and further inspections shall verify that the additional plumbing is removed before proceeding with construction.
6. If there is a natural drainage course, drainage easement or the City of Hesperia’s Master Plan of Drainage, a drainage study and a grading plan may be required.