



City of Carmel-by-the-Sea
Community Planning and Building Department
Guest Houses

What is a guesthouse?

An accessory building, or part of a principal building, without kitchen or cooking facilities, designed to be used by members of the family occupying the dwelling to which it is accessory and their guests or servants employed on the premises. A detached garage containing one or more rooms used or adopted for use as human habitation shall be considered a guesthouse. [CMC Section 17.70]

An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for use, including living and sleeping, by occupants of the dwelling to which it is accessory and their guests or persons employed on the premises, and not designed for cooking. Guesthouses that are attached to the primary dwelling are not required to have interaccessibility with the primary dwelling. A detached garage containing one or more rooms used or adapted for use as human habitation will be considered a guesthouse. [CMC Section 17.68.030]

- One guesthouse may be authorized on sites of 6,000 square feet or greater upon approval of a use permit
- Guesthouses shall contain no food preparation facilities of any kind
- A guesthouse may contain a bathroom with a toilet, sink and bathing facility
- A guesthouse may be converted to an Accessory Dwelling Unit and a legal Accessory Dwelling Unit may be converted to a guesthouse
- No site shall contain both a guesthouse and an Accessory Dwelling Unit, except as provided under hardship conditions

Table 17.08-B – Maximum Floor Area for Guesthouses

Lot Type/Size	Base Size of Guesthouse	Plus Increment Based on Lot Size	Equals Maximum Floor Area
6,000 square feet or larger	400 square feet	(lot area over 6,000) x 1.5%	Allowed Size
Merged lots of at least 8,000 square feet	500 square feet	(lot area over 6,000) x 1.5%	Allowed Size
Example: 7,500-square-foot lot	400 square feet	(1,500 sq. ft.) x 1.5% = 22 sq. ft.	422 sq. ft.

Guesthouses are NOT authorized to be rented for a period of time less than 30 days