

Commonly Asked Questions

- Can I have a second electric meter for my guest house?
 - All utility services for accessory structures must come from the primary structure's utility connections. A resident may attach a private in-line meter, but the in-line meter is not read by the utility company.
- Can my secondary dwelling have mailbox and an address?
 - Only the primary residence may have an address. A second mailbox may not be added on the street.
- Can my adult child live in my guest quarter?
 - Guest quarters are for *temporary* short term use.
- Can my primary dwelling become my secondary?
 - Yes.
- How many structures can I have on my lot?
 - Only one (1) Guest Quarter and one (1) Secondary Dwelling are allowed per lot. Any number of accessory structures is allowed as long as lot coverage is not exceeded.
- Do I need a soils report as part of my construction submittal package?
 - Yes, unless your subdivision has one on file with the Town. Call 480-503-6700 to check.

Definitions

Lots are units of land shown on a recorded subdivision plat, record of survey map, parcel map, or recorded as a metes and bounds description.

Lot Coverage is the percentage of a lot covered by buildings or structures; includes patios, sheds, carports, shade sails, and buildings.

Building Envelope is the volume of space for buildings as defined by the minimum building setback and maximum allowable height.

Setback is a minimum distance by which a building/structure is required to be separated from a property line.

Height is measured vertically from the finish floor level to the highest level of a flat roof or to the mean height between the eave and ridge of a gable or hip roof.

Mean Height is the midpoint between the eave and the ridgeline.

For More Information go to

Development Services <http://www.gilbertaz.gov/>
or call **(480) 503-6700**

See Land Development Code Article 2.1, Section 2.106
Additional Use Regulations

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A guide to

Accessory Structures

Guest Quarters

And

Secondary Dwelling



**We want
to make
it easier
for you**

Accessory Structures Requirements



Accessory Structures are structures secondary to the primary dwelling and located on the same lot or parcel of land. Common accessory structures are detached garages, workshops, swimming pools, stables, storage sheds and shade structures.

- Accessory structures *over* 200 sq.' require a building permit but not a Use Permit.
- They are allowed in any residential district.
- They must be constructed after the primary residence.
- They may *not* be attached to the primary residence.
- They may *not* have living quarters (bedrooms).
- Accessory structures must be in the rear half of the lot or within the building envelope.
- They are allowed in setbacks if in the rear half of lot but, no closer to the property line than 5' for the first 6' of height and 1' for every foot greater than 6' (Ex: 9' Structure requires 8' setback).
- The max height is 20' in SF-15 thru SF-6 and 30' in SF-43 and SF-35 zoning districts.
- Make sure to check with your HOA and CC&Rs for additional rules and approvals.

Guest Quarters Requirements

Guest Quarters is a permanent structure used for the temporary housing of *non-paying* guests or family members.



- Guest Quarters are only allowed in SF-43 thru SF-6 zoning districts.
- A Use Permit is not required.
- They must be constructed after the primary residence.
- Only permitted one (1) per lot.
- They must be within the building envelope.
- Can be attached or detached from the primary residence.
- Guest Quarters must use the same utility service as the primary residence.
- May not exceed the height of the primary residence.
- They are required to match the existing architecture of primary residence.
- Guest quarters do *not* include built-in cooking facilities, but may have a microwave and/or hot plate and use the same utility service as primary residence
- Make sure to check with your HOA and CC&Rs for additional rules.

Secondary Dwelling Requirements

A Secondary Dwelling is an additional dwelling unit located on the same lot or parcel as the primary dwelling unit.

- Secondary dwellings are only allowed in SF-43 thru SF-6 zoning districts.
- A Conditional Use Permit is required.
- It must be constructed after the primary residence.
- Only permitted one (1) per lot.
- They must be within the building envelope, unless it is a loft over a detached garage.
- No internal access to the primary residence is allowed.
- The front door of the dwelling may not be visible from the street.
- The same utility services as the primary residence are to be used.
- Full kitchen facilities are allowed inside.
- The dwelling may be rented.
- Secondary Dwellings cannot be taller than the primary residence.
- They are required to match the architecture of the primary residence.
- One (1) designated paved parking space is required.
- Make sure to check with your HOA and CC&Rs for additional rules.

