

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 a 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 house?
 - 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

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

Height is the vertical distance from the finish floor level or finished grade, whichever is the lower elevation, to the highest level of the roof surface of flat or mansard roofs (not including the parapet), or to the mid-point of the highest sloped roof.

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.

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

Setback is the minimum distance by which any building or structure is required to be separated from a lot line.

For more information go to:

www.gilbertaz.gov/departments/development-services or call **(480) 503-6700**

See Land Development Code Section 5.2.3, Incidental Dwelling Unit



A guide to

Accessory Structures, Guest Quarters And Secondary Dwellings

Administrative Use Permit Application

https://onestopshop.gilbertaz.gov/Energov_Prod/SelfService#/applicationAssistant?sectionName=All&moduleId=3&categoryName=All&showTemplates=false

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www.gilbertaz.gov/departments/development-services/plan-review-inspection/plan-review/electronic-plan-review

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to make
it easier
for you***

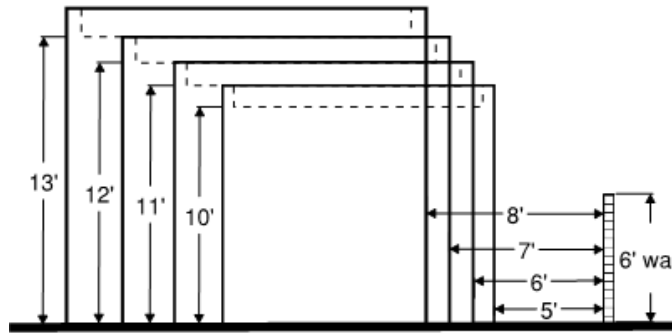
Accessory Structures Requirements



Accessory Structures are structures secondary to the primary dwelling and located on the same lot or parcel of land. Common accessory structures may include ramadas, shade structures, RV garages, barns, detached garages, workshops, sheds, and large play equipment.

- Accessory structures over 200 sq. ft. require a Building Permit, but not a Use Permit.
- They are allowed in any residential district.
- Must be constructed after the primary residence.
- They may not be attached to the primary residence.
- They may not have living quarters.
- May be located in the side and rear setback areas in the rear half of a lot when located in the SF-15, SF-10, SF-8, SF-7, SF-6 SF-D and SF-A zoning districts.
- May be located in the side and rear setback areas in the rear two thirds of a lot when located in the SF-43 and SF-35 zoning districts.
- Must be no closer to the property line than 5' for the first 10' of height and 1' for every foot greater than 10' (Ex: 13' Structure requires 8' setback). *See diagram.*

- The max height is 20' in SF-15 through SF-6 and 30' in SF-35 and SF-43 zoning districts.
- Make sure to check with your HOA and CC&Rs for additional rules and approvals.



Guest Quarters Requirements

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

Guest Quarters are only allowed in SF-43 through SF-6 zoning districts.

- An Administrative Use Permit is required.
- Must be constructed after the primary residence.
- Only one (1) permitted per lot.
- They must be within the building envelope.
- Can be attached or detached from the primary residence.
- Must use the same utility service as the primary residence.
- Shall be a single floor and not exceed the principal structure maximum height requirement of the base zoning district.
- May be located above an attached or detached garage if within the building envelope.
- They are required to match the existing architecture of the 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 the primary residence.
- Make sure to check with your HOA and CC&Rs for additional rules and approvals.

Secondary Dwelling Requirements

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

- Only allowed in SF-43 thru SF-6 zoning districts.
- An Administrative Use Permit is required.
- Must be constructed after the primary residence.
- Only one (1) permitted per lot.
- Must be within the building envelope, (unless it is a loft over a detached garage).
- Lofts over a detached garage shall not exceed the height of the principal dwelling.
- No internal access to the primary residence is allowed.
- The front door of the dwelling shall 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.
- Must match the architecture of the primary residence.
- One (1) additional off street, paved parking space is required.
- Make sure to check with your HOA and CC&Rs for additional rules and approvals.
- Development fees are assessed by the Building Dept. at the time of permitting. Please contact (480) 503-6728 for additional information.