

§ 1-6-19 ACCESSORY DWELLING UNITS.

(A) Purpose and definition. An accessory dwelling unit is an attached or detached residential dwelling unit that may provide complete independent living facilities for 1 or more persons, and which may include provisions for living, sleeping, eating, cooking, and sanitation on the same parcel where the primary single-family dwelling is situated. An accessory dwelling unit may also be known as a secondary dwelling unit, granny flat, property caretaker's dwelling or guest house. Accessory dwelling units should not be confused with "accessory structures", which are defined and regulated differently in Vol. II, § 1-6-5.

(B) Accessory dwelling units shall comply with the following regulations.

(1) *Permit required.* An administrative use permit ("AUP") shall be required prior to construction and use of an accessory dwelling unit.

(2) *Number allowed.* One accessory dwelling unit is permitted on a residential lot in all single-family detached residential zoning districts. This limitation does not include a personal caretaker's unit, which is separately described and regulated in Vol. II, § 1-6-20.

(3) Design.

(a) Accessory dwelling units may be detached, attached, or directly accessible from the primary dwelling unit. An accessory dwelling unit shall be constructed as a conventional (i.e., site-built) structure. It is recommended that the design of the building compliments or improves upon the main building's design.

(b) Property caretakers, however, working as ranch hands for approved commercial horse boarding facilities may use a motor home, travel trailer or 5th wheel RV unit for their accommodation. See Vol. II, § 1-6-7(D)(7).

(4) *Setbacks.* Accessory Buildings shall comply with the main building's front setback requirements and shall have a minimum setback of 5 feet on the rear and sides.

(5) *Size.* An accessory dwelling unit shall not be larger than 75% of the main building's square footage or 1,000 square feet, whichever is less.

(6) *Height.* The maximum height of an accessory dwelling unit shall comply with the main building's maximum height requirements.

(7) *Kitchen allowed.* An accessory dwelling unit shall be permitted to have a kitchen.

(8) *Rentals allowed.* An accessory dwelling unit is permitted to be operated as a separate long-term rental housing unit. Per A.R.S. § 9-461.18, "long-term rental" means rental use in which the tenant holds a lease of ninety days or longer or on a month-by-month basis.

(9) *Addressing and utilities.* An accessory dwelling unit may be permitted to have a separate address unit identifier, utility services/meters, and sewer/septic systems from the main dwelling unit.

(10) *Driveway access.* The main dwelling unit and the accessory dwelling unit shall both use the same driveway for access.

(11) *Conditional use permit modification option.* Modifications to the maximum size and height of an accessory dwelling unit may be allowed by approval of a CUP in accordance with Vol. II, § 1-16-12(D)(4).