

## Commonly Asked Questions

### Can I have a second electric meter for my ADU?

- Yes, you may request one for an ADU – although it is not a requirement.
- 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 ADU have an address?

- You may request a separate address, but it is not necessarily required.

### How many structures can I have on my lot?

- Each lot may have one (1) detached ADU and one (1) attached ADU; parcels over one acre in size may have an additional detached ADU if it is a restricted-affordable unit. 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, or you may supply a signed, soils report waiver. Call 480-503-6700 to check.

### How do I Apply for ADU?

- 1,000 SF and under will be directly through Building Permits.
- Over 1,000 SF requires an Administrative Use Permit through Planning and a Building Permit.
- All applications and permits can be found at the [OneStopShop](#).

## 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](http://www.gilbertaz.gov/departments/development-services)

or ☎ **(480) 503-6700**

See Land Development Code Section 5.2.3, Accessory Dwelling Unit



## *A guide to* Accessory Structures And Accessory Dwelling Units



*We want  
to make  
it easier  
for you*

## Accessory Structures Requirements

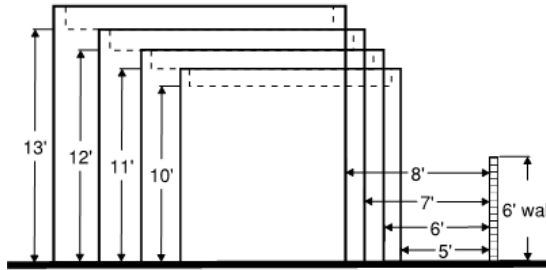


**Accessory Structures** are structures secondary to the primary dwelling and located on the same lot or parcel of land. Common accessory structures may include ramadas, shade structures, pool houses, RV garages, barns, detached garages, workshops, sheds, and large play equipment.

### Accessory Structures:

- Are allowed in any residential district.
- Must be constructed after the primary residence.
- May not be attached to the primary residence.
- Shall not include rooms used for overnight accommodations.
- 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.*
- Maximum height is 20' in SF-15 through SF-6 and 30' in SF-35 and SF-43 zoning districts.

- Over 200 sq. ft. require a Building Permit, but not a Use Permit.
- Make sure to check with your HOA and CC&Rs for additional rules and approvals.



## Accessory Dwelling Unit (ADU) Requirements



**An Accessory Dwelling Unit is** an additional dwelling unit located on the same lot or parcel as the primary dwelling unit.

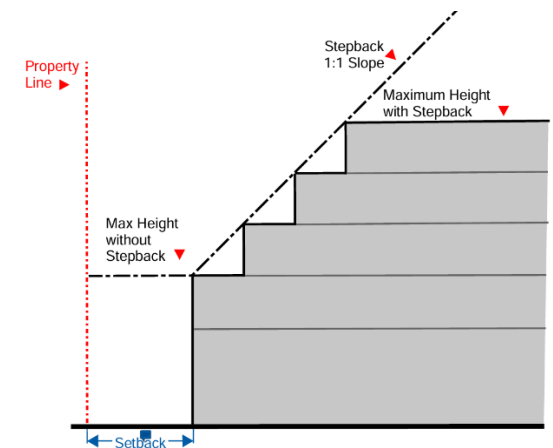
### All ADUs:

- Are allowed in all Single Family zoning districts.
- Must be constructed after the primary residence.
- Must be subordinate to the primary residence and shall not exceed 75% of the Gross Square Footage of the primary residence.
- Each lot may have one (1) detached ADU and one (1) attached ADU; parcels over one acre in size may have an additional detached ADU if it is a restricted-affordable unit.
- Cannot exceed the height of the base zoning district.

- Full kitchen facilities are allowed inside.
- Elevations shall include front elevation articulation. Two story must include side and rear elevations.
- Shall be architecturally treated and contain interesting & diverse architectural accents & elements.
- Elevations shall be enhanced with stepping, popouts and recessed windows.
- Mechanical equipment must be ground mounted and screened.
- Development fees may be assessed by the Building Dept. at the time of permitting. Please contact (480) 503-6728 for additional information.
- Make sure to check with your HOA and CC&Rs for additional rules and approvals.

### ADUs that are 1,000 square feet or less:

- May be located in the side and rear setback areas.
- Rear and side setback minimum is 5 feet for an ADU up to 10 feet in height. For every foot over 10' in height a one-foot increase in setback distance is required. *See diagram.*



### ADUs more than 1,000 square feet:

- An Administrative Use Permit is required.
- Must be within the building envelope.