

## Detached Guest Houses: 6/2023

- Building plans for a Detached Guest House must be submitted to the Design Review Committee for approval. An owner must receive written approval from the Design Review Committee before commencing construction of a detached guest house.
- Must be located in the rear portion of back yard (behind primary residential building) with a minimum setback of 40 feet from front block wall and 20 feet from neighboring walls or as specified by the county, whichever is greater.
- Must not exceed height of primary residential building.
- Must be the same style, roof design, roof material and color of primary residential building.
- All habitable buildings constructed within this subdivision shall be constructed with a minimum of R-18 exterior wall assembly, a minimum of R-30 roof and ceiling assembly, dual glazed windows and solid wood, foam filled fiberglass or metal doors to the exterior to achieve a maximum interior noise level of 45 decibels.
- Section 4.2 of CC&Rs prohibit Lots 63 – 83 from constructing any building within the drainage easement. Per Plat Map, the drainage easement is 30 feet from the rear wall of the lot.
- Site visit required prior to starting any construction.

**NOTE:** Maricopa County has specific Zoning Ordinances regarding the construction and use of an ADU/Guest House built on one's property.

Definition, Guest House: A habitable space within a separate structure on the same lot as the primary dwelling unit used to house family or guests without compensation.

Maricopa County Zoning Ordinance, Chapter 5 – Rural Zoning Districts, Article 501.2 Use Regulations, number 14, Accessory dwelling unit (ADU / Guest House): The ADU/Guest House may NOT be rented or leased separately from the primary structure and the footprint shall not exceed nine hundred square feet.

The complete understanding and compliance with the Maricopa Zoning Ordinances is the homeowner's responsibility.