

DEFINITIONS

ACCESSORY DWELLING UNIT

A detached residential dwelling unit which provides complete independent living facilities for one or more persons, and which includes provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary single-family dwelling is situated. An "accessory dwelling unit" includes a "granny flat" or "guest house" as defined by the Town of Queen Creek Zoning Ordinance.

ACCESSORY STRUCTURE

A detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of land and which is located on the same parcel of ground with the principal structure or use.

BUILDABLE AREA

The portion of a lot which is within the building envelope formed by the required yards. The required yards are the open space as specified by the regulations for front, rear and side yards for each zoning district.

GUEST HOUSE

Living, eating, and sleeping quarters within an accessory building for the sole use of occupants of the premises, guests of such occupants, or persons employed on the premises. Such quarters shall not be rented, and / or otherwise used for income producing purposes.

LOT COVERAGE

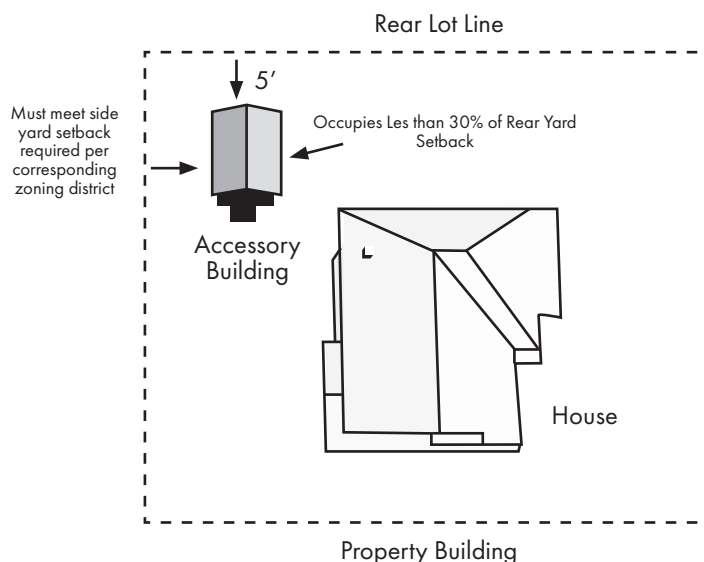
The area of land, which is covered by a building on a particular site. Lot coverage shall be the percentage of net lot area, which is covered by the gross floor area of the first floor. For all residential purposes, this should include covered porches and patios, detached garages, accessory dwelling units, and all other accessory buildings or structures that require a building permit and / or are larger than 120 square feet.

Detached structures under 200 square feet do not require a building permit, but must still abide by all detached accessory structure and setback regulations set forth in the Town's Zoning Ordinance. Zoning requirements can vary from subdivision to subdivision. This document is meant to provide all applicants with detailed information necessary for a complete building permit submittal.

For questions regarding these guidelines or property setbacks, please contact the Planning Staff at 480-358-3092 or Building Safety at 480-358-3050.

GENERAL STANDARDS AND SETBACKS

- Setbacks are measured to the proposed structure's wall face. Roof eaves and bay windows can encroach up to 3 feet into the required setback.
- Accessory structures cannot be located in the required front yard setback.
- Accessory structures may cover up to a maximum of 30% of the rear yard area.
- Detached accessory structures must abide by the side-yard setback requirement for all lots.
- Maximum height of fifteen feet (15') if located outside of the buildable area.
- If the detached accessory structure is under fifteen feet (15') in height (measured from the top of the roofline), it may be located at a minimum of five feet (5') from the rear property line. If the structure is over fifteen feet (15') in height, it must abide by the rear-yard setback requirements for the zoning district in which it is located.





BUILDING SAFETY

Please note these guidelines do not include Building Safety Division requirements.

All building permits shall also include:

- Site Plan
- Construction plans shall include foundation plans, roof framing plans, cross-section/dimensions, elevations, color and building material, and all applicable connection details and as applicable for the construction of the proposed work. Construction plans shall comply with prescriptive requirements in the current adopted residential code or shall be designed by an Arizona Registrant.

Please note that Homeowners' Associations (HOA) are allowed to have stricter development standards than the Town, but not reduced standards. If an HOA does not allow a certain type or design of structure or has additional development standards, it has full authority to prohibit construction.

For more information on building permit submittal requirements please contact **Building Safety at 480-358-3050.**

HELPFUL LINKS

- QueenCreek.org/BuildingSafety
- QueenCreek.org/PlanningZoning
- QueenCreek.org/DevelopmentNexus

ACCESSORY STRUCTURE DESIGN STANDARDS

Detached accessory buildings in Rural Zoning Districts A-1, AT, R1-190, R1-154, R1-108, R1-54, R1-43:

- Detached accessory buildings (dwelling units, garages, sheds, barns, workshops, ramadas, pergolas, etc.) are not required to match the design of the primary residence. The color(s) of detached accessory buildings should be consistent with the primary residence.

Detached accessory buildings in Suburban Zoning Districts R1-35, R1-18, R1-15, R1-12, and Urban Zoning Districts R1-9, R1-8, R1-7, R1-6, R-4, R-3, R-2, and TC:

- Detached accessory buildings (dwelling units, garages, sheds, workshops, ramadas, pergolas, etc.) shall be of the same architectural design, including building materials, roof type, and color as the primary residence.



DETACHED ACCESSORY DWELLING UNITS

Detached accessory dwelling units, where permitted pursuant to Section 4.6 of the Zoning Ordinance, shall not be established except in accordance with the following criteria in addition to the criteria set forth in Section 6.1.A.

- Detached accessory dwelling units shall comply with the minimum yard and intensity of use regulations as set forth in Section 4.7 of the Zoning Ordinance.
- Total square footage of a detached accessory dwelling unit, including attached garages and covered patios, shall not exceed 50% of the under roof square footage of the primary structure.
- Only one accessory dwelling unit shall be permitted per lot.

PATIO COVERS/PERGOLAS/RAMADAS

Patio covers, which may or may not include extensions from the primary residence, in addition to pergolas and ramadas, can be permitted in compliance with Town Design Standards if the following lattice-type elements are incorporated into the architecture:

- Decorative end cuts / caps (scalloped, corbel, mitered, beveled)
- Exposed rafter tails
- Decorative columns
- Color found on the main residence

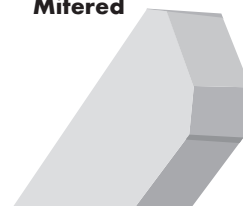
Scalloped



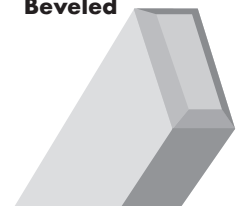
Corbel



Mitered



Beveled



HOW TO SUBMIT

Town of Queen Creek has gone digital!

All submittals are processed online through the Development Nexus portal at QueenCreek.org/DevelopmentNexus.

There are also several guides posted to help you outline the basics of making an account, preparing an application, and formatting electronic files.

For any additional assistance, please contact the **Planning Staff at 480-358-3092** or **Building Safety at 480-358-3050**.

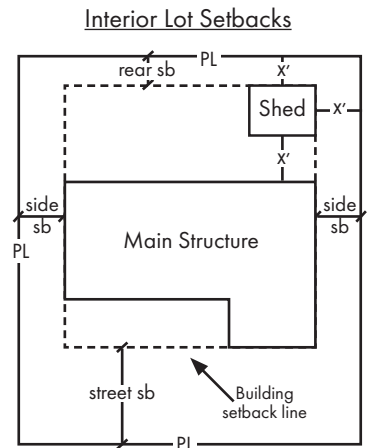
Every structure that requires a building permit submittal must be accompanied by a plot plan and elevations. You may view an aerial photograph to assist with drawing the layout of the home and all buildings/structures and pools on the property through either the Maricopa County Assessor's GIS Interactive Map at maps.mcaassessor.maricopa.gov or the Pinal County Assessor at pinalcountyaz.gov/Assessor/Pages/ParcelSearch.



SUBMITTAL REQUIREMENTS

1. A **plot plan** is a drawing of the lot showing the following:

- Location of property lines on all sides.
- All existing buildings on the lot, including their dimensions and distances to property lines.
- All proposed additions or structures with their dimensions and distances to property lines.
- Total square footage of the lot, existing buildings and proposed additions.
- All required setbacks.



2. **Elevations** are dimensioned drawings, pictures or renderings of the structure showing and labeling the following:

- Design materials
- Color
- Height
- Roof type

Generally, the more detail provided, the better. Graphic elevations in combination with picture examples help to accurately depict what is being proposed. The following pictures are examples of what may be provided in the submittal:

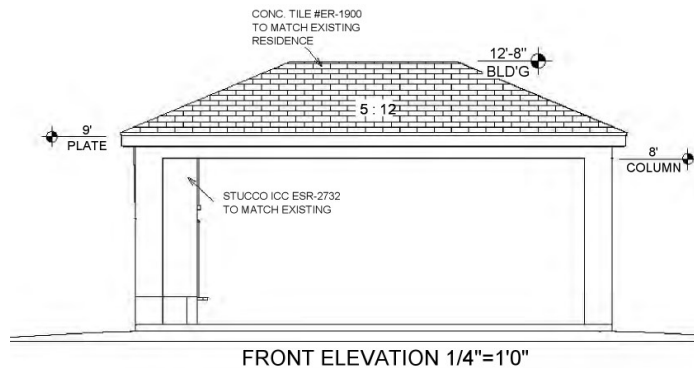


Figure 1: Ramada Submittal

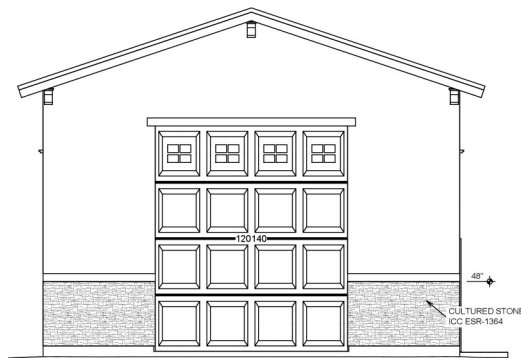


Figure 2: Detached Building Submittal