



ACCESSORY DWELLING UNIT APPLICATION

App # _____
Recv'd _____

Application Date: _____

Property Owner/Applicant Name: _____

Address: _____

Phone #: _____ E-mail Address: _____

Submittal Requirements:

- A plot plan and architectural elevations illustrating conformance with the development standards shall be included with the submittal. Photos can be submitted to provide more information

General Requirements:

- Location. The accessory dwelling unit may be added to or included within the principal dwelling unit or located in a detached structure. Detached accessory dwelling units shall be entirely located behind the front face of the principal structure.
Number of units. One accessory dwelling unit is permitted per lot provided the Community Development Director or his or her designee first approves the proposed accessory dwelling unit and a standard building permit is issued.
Public Comment. No less than thirty (30) days prior to a building permit is issued, the City shall provide written notice by first class mail to each of the directly adjacent property owners to the applicant's property as documented in the Cochise County Recorder's Office records.
Subdivision. Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
Number of Occupants. The number of adult occupants who may reside in an accessory dwelling unit shall not exceed two.

Development Standards:

PLEASE INITIAL EACH BOX BELOW TO INDICATE THAT YOU HAVE READ AND ACKNOWLEDGE ALL CONDITIONS BELOW:

- 1. Additions to an existing structure or newly detached accessory dwelling unit shall be designed consistent with the existing roof pitch, siding and windows of the principal dwelling unit.
2. The building height of detached accessory dwelling units shall not exceed fifteen (15) feet.
3. The orientation of the proposed accessory dwelling unit shall, to the maximum extend practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the accessory dwelling unit, including landscape screening, fencing, and window and door placement.
4. Detached accessory dwelling units shall be a minimum of 5 (five) feet from the side and rear property lines.
5. There shall be at least five (5) feet of separation between a detached accessory structure and any other building on the property.
6. The habitable floor area of the accessory dwelling unit shall not exceed fifty (50) percent of the gross floor area of the principal dwelling unit or eight hundred (800) square feet, whichever is less.
7. The accessory dwelling until shall not contain more than one bedroom.

Any violation of the development standards shall result in a revocation of the permit. Please be advised that there may be deed restrictions limiting the use of your property. The Department of Community Development does not investigate or enforce any such deed restrictions. Deed restrictions are generally enforced by local property owners or homeowners associations. You may wish to further investigate any such deed restrictions and Homeowner's Insurance Policy before proceeding with this application. Further there may be permits required by state and federal agencies, and you may wish to further investigate these. The Department of Community Development does not assume any responsibility to ensure that the proper permits have been obtained.

Property Owner Signature

Date

FOR OFFICE USE

Approved by: _____ Date: _____



ACCESSORY DWELLING UNIT COVENANTS, CODES, AND DEED RESTRICTIONS ACKNOWLEDGEMENT FORM

Please note that there may be Covenants, Codes, and Restrictions (CC&R's) limiting or prohibiting the use of an Accessory Dwelling Unit on your property. The Department of Community Development does not investigate or enforce any such regulations or restrictions. CC&R's are generally enforced by a property-owner or homeowners associations. You need to investigate any such deed restrictions before proceeding with this application.

Provide your acknowledgement that you have read the CC&R's and that there are no limitations or restrictions on accessory dwelling unit by signing below.

PROPERTY OWNER

ADDRESS