

General Standards:

- A Guest House is considered an “accessory building” but must comply with the setbacks per 2.150.240
- Guest houses are not considered “dwellings” because they do not contain any cooking facilities such as a stove or oven.
- They are to be used only for guests, not permanent residents, and not as rental houses.
- Guest quarters may be located over a private garage, within a private garage or attached to the primary structure. Setbacks will be measured accordingly.
- A range, oven and stove are not permitted.



2.150.240 Guest house/casita.

In addition to the requirements of a specific zone, guest houses/casitas are subject to the following requirements:

- Shall meet the front and side setbacks of the main building.
- Minimum rear setback shall be 10 feet.
- Height restriction shall be the same as the main building.
- Minimum distance from the main building shall be seven feet.
- Only one guest house/casita per parcel shall be allowed, and shall use the same street access as the main house.
- The guest house/casita and the main dwelling shall not be served by separate utility meters.
- Guest houses have no minimum size limitations but they can't be any larger than **45 percent** of the floor area of the main dwelling.



To Apply for a permit:

You can apply in person for a **Building Permit** for a guest house at one of our County Planning and Development sites in Florence, Casa Grande, Oracle, or Apache Junction.

Bring in a site plan showing the location of the guest house on your property and all other structures on your property. Please provide the number of square feet of your main home. Have your parcel number and proof of ownership or authorization form (available on line) signed by the owner if you are having someone else apply for the permit for you.

There will be a zoning fee of \$50 to process the application, as well as applicable Building Safety fees and other department fees.

Make sure you have an adequate septic tank to support the new guest house if you are on a septic system. If you have any questions on this subject as you plan, call Environmental Health at 520-866-6330.

“Guest house/casita” means an attached or detached accessory building with no cooking facilities, used to house guests of the occupants of the principal building, and which is never rented or offered for rent.



Guest Houses and “Casitas” may be a valuable addition to your property. Since our region is such a popular place for visitors, it makes sense to build a guest house to provide the ultimate in comfort for your visiting guests.

Please make sure that when planning your guest house location, you observe the zoning regulations for setbacks and height limitations. The zoning inspector will check your permit submittal for compliance by looking at your application, site plan, and building plans.

Make sure you **do not** include a stove or oven on your building plans, or your application will be denied.

A guest house or casita may be stand alone or connected to the primary residence. In either case, it is still considered guest quarters, and no cooking facilities will be allowed inside.

**PINAL COUNTY
DEVELOPMENT SERVICES**
31 N. PINAL ST BLDG F
FLORENCE, AZ 85132
520-866-6442 Zoning
<http://pinalcountyaz.gov>

Guest House and Casita Guidelines



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