



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2013-06

Supersedes: DD-2000-72

Effective: Immediately

Initiator: Tom Ewers

Director: *Debra W. Stark*

Purpose: To clarify the definition of a "dwelling unit" and number of allowable kitchens

References:

Maricopa County Zoning Ordinance, Section 202 defines dwelling unit: one or more persons occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a boarding house, lodging house or hotel as herein defined.

International Building Code, Section 202 defines dwelling unit: a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

The U.S. Census Bureau defines a housing unit: a house, an apartment, a group of rooms or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from outside of the building or through a common hall.

POLICY/PROCEDURE:

It is clear that codes require a dwelling unit to have a kitchen in order to qualify as a dwelling unit. It is also clear that multiple dwelling units require an equal number of multiple kitchens. However, there is a question whether multiple kitchens in a single building constitute evidence of a multiple family use that may not be allowed.

It will be the determination of Maricopa County that multiple kitchens may be allowed in a single dwelling unit only if the work description states that the project is a single family residence addition not to be used as a separate rental unit.