

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units are independent living units that are associated with a primary dwelling and allow for housing flexibility for those seeking rental income, housing for family members or households that are downsizing.

An ADU is for rental or owner occupancy that is attached or detached from a single-family dwelling (one primary dwelling per lot).

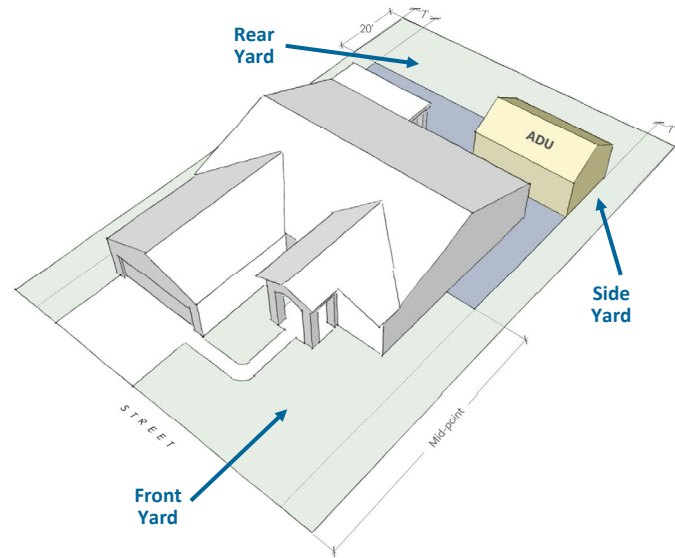
An ADU must have sanitary facilities, cooking facilities, a separate entrance, and comply with specific development and construction standards.

The Accessory Dwelling Unit shall be no taller than the primary dwelling and no larger than 50% of the primary dwelling.

ADUs located above a detached garage have a maximum height of 25 feet.

An ADU cannot be sold separately.

ADUs must be of standard residential construction and are required to incorporate the same or similar exterior colors, architectural detailing, and exterior materials, including window style, as the primary residence.



**Accessory Dwelling Unit
Yards and Setbacks**

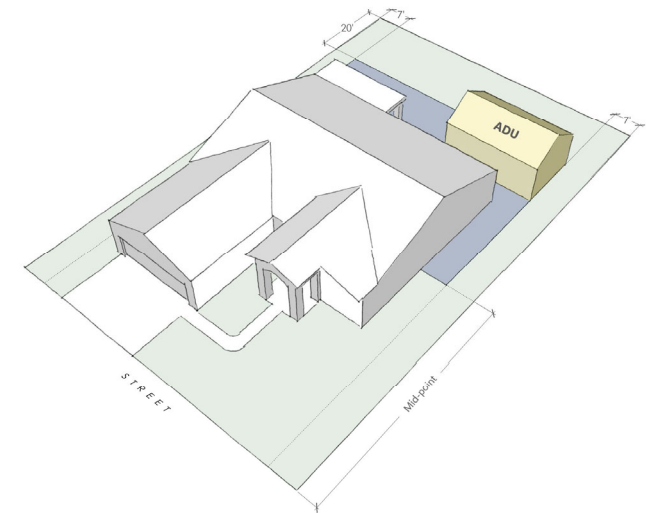
Zoning District	Front Yard ¹	Side Yard	Rear Yard ²	Street Side
AG	Mid-point	20	20	40
SR	Mid-point	10	25	25
RE (12/18/35)	Mid-point	10/15/20	20/25/30	15/20/25
R-1 (8 to 40)	Mid-point	7	20	10
R-1-6	Mid-point	7	10	10
R-2	Mid-point	7	10	10
R-3	Mid-point	7	10	10

¹—ADU's must be placed behind the mid-point of the primary dwelling from the front property line.

²—ADU's with alley access may have a 5 foot rear yard setback.

12/15/23

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City of Yuma - Planning and Neighborhood Services
1 City Plaza, Yuma, AZ 85364
Phone: 928-373-5175 E-mail: Planning@YumaAZ.gov

Applying for an ADU

Applying for an ADU is separate from applying for a building permit. There is no fee to request an ADU permit but the following is required with a completed application:

- Completed Accessory Dwelling Unit Deed Restriction (including Recording fees).
- Pre-Development (PDM) number. There is no fee to have a Pre-Development meeting but it is required in order to discuss any development issues with the request.
- A narrative statement describing the project.
- A site plan drawn to scale showing: lot lines, names of adjoining streets, locations and dimensions of all existing and proposed buildings, setback lines, parking areas and required landscaping.
- Electronic copy of site plans.

Apply online at <https://secure.YumaAZ.gov/CitizenAccess/CitizenAccessSite/Public/Main>

Development Requirements for an ADU

Accessory Dwellings are permitted on certain residentially zoned properties which currently have or will have a single-family residence.

Only one Accessory Dwelling will be permitted for each property; the Accessory Dwelling may be attached or detached from the primary residence. An Accessory Dwelling may be constructed as a second story on a detached garage.

Accessory Dwellings are permitted on lots that meet the minimum lot size requirement for the zoning district in which they are located.

Accessory Dwellings are permitted to increase the lot coverage of the applicable zoning district by 5%.

Setbacks: Accessory Dwellings shall be located behind the mid-point of the principal dwelling from the front property line. The mid-point is inclusive of all attached parts of the structure that are under roof, including the garage, entryway and patio. The Accessory Dwelling must comply with the side and rear yard setbacks of the applicable zoning district. If the Accessory Dwelling is being accessed from an alley, the rear yard setback may be reduced to five feet.

Size: The maximum size of the Accessory Dwelling shall not exceed 50% of the total square footage of the primary residence. The total square footage is inclusive of all attached covered area of the primary residence including the garage, entryway and patio(s).

Height: The Accessory Dwelling Unit shall be no taller than the primary dwelling. The maximum height of an Accessory Dwelling cannot exceed the height restrictions of the applicable zoning district. An Accessory Dwelling located above a detached garage (carriage house or garage apartment) shall not exceed a total building height of 25 feet.

Parking: Required off-street parking for the principal dwelling unit must be maintained or established with new construction. Additional parking for the Accessory Dwelling is not required.

Owner occupancy: It is required that the property owner reside on the property, whether it be in the principal or Accessory Dwelling unit. Owner occupancy is intended to help protect the stability and character of a neighborhood. A deed restriction shall be recorded against the property requiring owner occupancy of one of the units on the site. The property owner shall sign and the City shall record a deed restriction for the Accessory Dwelling pursuant to the City of Yuma Code.

Design: Accessory Dwellings will be required to incorporate the same or similar exterior colors, architectural detailing, and exterior materials, including window style, as the principal residence. The design of all Accessory Dwellings or carriage houses shall be reviewed by staff upon the submittal of an application. Any accessory dwelling located in a historic district will require approval from the Design and Historic Review Commission.