Guest Houses in Scottsdale

A Guest House is a detached, subordinate, accessory building used to accommodate guests of the occupants of the main single-family residence on a property. A Guest House is not a dwelling unit or an ADU. A Guest House <u>cannot</u> be rented separately from the main single-family residence on a property.

About Guest Houses

Guest Houses are permitted on single-family residential properties throughout Scottsdale, subject to certain requirements.

A Guest House may only be rented out in conjunction with the renting of the main single-family residence to the same person or persons. A Guest House <u>cannot</u> be rented separately from the main single-family residence on a property.

A Guest House may be used as a vacation or short-term rental only if it is rented in conjunction with the renting of the main single-family residence to the same person or persons.

Guest Houses may be converted into Accessory Dwellings Units (ADUs) provided the property owner can demonstrate that a guest house meets the qualifications and requirements of the ADU regulations <u>and</u> receives approval to operate as an ADU.

Requirements

- While there is no limit to the number of Guest Houses that may be constructed on a property, the cumulative size of all Guest Houses on a property is limited by the size of the main single-family residence on the property.

- The cumulative gross floor area of all Guest Houses on a property shall be no greater than one-half (1/2) the gross floor area of the main single-family residence on the same property.

- As an accessory building, a Guest House is subject to the setback requirements of Sec. 7.200.A. of the Scottsdale Zoning Ordinance.

- Any Guest House constructed after 1/1/2025 must be restricted to a Guest House use through a private deed restriction recorded against the property by the property owner.

- Guest Houses must share the electrical, gas, water, and sanitary sewer connections with the main single-family residence on the same property. They may not have separate utility connections.