

	STANDARD OPERATING POLICY AND PROCEDURE DEVELOPMENT & INFRASTRUCTURE SERVICES DEPARTMENT	Number: 2-3
Subject: SECOND KITCHENS		Approval Date: September 16, 2010
Approval: Suzanne Smith, Building Official		Effective Date: September 16, 2010

1.0 PURPOSE

The following is to clarify the number of kitchens allowed in one single family residence (SFR) according to the TC, OVCZR and IRC

2.0 DISTRIBUTION

Public, DIS Personnel

3.0 CODE REFERENCE

Oro Valley Zoning Code (OVZCR), Town Code (TC), International Residential Code (IRC)

4.0 POLICY

The following is an interpretation of above referenced codes for second kitchens:

A SFR is allowed to have more than one kitchen providing the following criteria are met:

- The second kitchen is located inside the primary dwelling unit and
- The second kitchen is not located in a secondary housing unit and
- The second kitchen is located to only provide support to the main house such as butler's pantry.
- A second kitchen located outside and adjacent to the main house and clearly built to function as a recreational outdoor kitchen.
- Primary access to the second kitchen must be inside of the primary dwelling unit.

A SFR cannot have a second kitchen under the following circumstances:

- Detached buildings without enough property to accommodate a second SFR in the properties zoning district.
- In an attached building designed to serve as a secondary housing unit such as an attached guest house or mother-in-law's suite.
- Rooms inside a primary dwelling designed to accommodate a second housing unit with kitchen facilities shall be considered a second dwelling unit and must meet the required zoning standards for the zoning district.

5.0 DEFINITIONS

Dwelling Unit OVZCR Chapter 31, 112

A building, or portion of a building, arranged, designed or used as living quarters, including bathroom and kitchen facilities, sleeping and living areas, for a family.

Guest House OVZCR Chapter 31, 159

Shall mean an attached or detached accessory building used to house guests of the occupants of the principal building and which is never rented or offered for rent. Any guest house providing kitchen facilities shall be considered a dwelling unit.

Kitchen 2006 IRC, IPC, IMC

Shall mean an area used or designated to be used, for the preparation of food and includes appliances that are hard wired, ducted or plumbed.

Housing Unit Town Code section 13-5-1-C

Means one (1) or more rooms, or a portion of a room in a building, designed or intended to be used, or actually used, for occupancy by one (1) family for living and sleeping quarters and containing one (1) kitchen only, including a mobile home, but not hotel or motel units.

Butler's Pantry Merriam-Webster's Dictionary

A service room between kitchen and dining room