

	STANDARD OPERATING POLICY AND PROCEDURE Community Development and Public Works	Number: 2-3
Subject: SECOND KITCHENS		Approval Date: September 16, 2010
Approval: Chuck King, 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 Town Code, Oro Valley Zoning Code and International Residential Code.

2.0 DISTRIBUTION

Public, Community Development and Public Works (CDPW) Personnel

3.0 REVISION HISTORY

September, 2015

4.0 CODE REFERENCE

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

5.0 POLICY

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

A SFR is allowed to have more than one kitchen provided the following criteria is 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 (e.g. - 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 zoning district where the SFR is located.
- In an attached building designed to serve as a secondary housing unit such as an attached guest house.
- Rooms inside a primary dwelling designed to accommodate a second housing unit with kitchen facilities shall be considered a second dwelling unit and shall meet the required zoning standards for the zoning district in which they're located.

5.0 DEFINITIONS

Dwelling Unit, OVZCR Chapter 31, 112, shall mean 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, IRC 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, shall mean 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 a kitchen and dining room.