

# Accessory Dwelling Units Code Amendment

Stakeholder Meeting

January 13, 2021

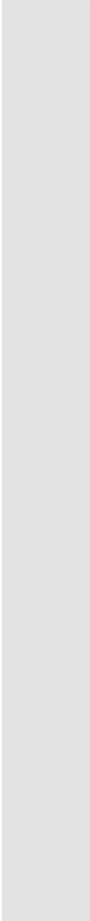
# Agenda

1. Introductions
2. Recap of December Meeting
3. Zoning Overview
4. Goals & Issue Prioritization and Discussion
5. Announcements and Updates
6. Next Steps



# Introductions

Welcome and thank  
you for joining us!



## Recap of First Meeting

- Background and goals for code amendment
- Case studies from other communities
- Project timeline

# Zoning – Current Regulations

- Zoning regulates what and how much can be built on a particular site
  - USES: Residential, Commercial, Industrial, etc
  - BUILDING FORM: Density, height, lot size, lot coverage, setbacks
- **Density limits** and other regulations in most residential districts **restrict where ADUs can be built**
- Accessory Dwelling Unit is not a defined term in the Unified Development Code (UDC)
- The standards for accessory buildings and structures specifically state that an accessory building shall not be a dwelling unit
  - Dwelling Unit: unit intended for occupancy as living quarters exclusively for a single household, which includes one or more rooms, with sleeping and sanitary facilities and one enclosed kitchen (that includes a sink, refrigerator, stove, and an oven)

# Zoning Overview

## What lot size is needed to build an ADU today?

Zone	Minimum Lot Size (sq ft) to allow a 2nd Dwelling Unit	Maximum Lot Coverage
R-1	10,000	70%
R-2	5,808	70%
R-3	5,000*	70%
MH-1	10,890	70%
MH-2	5,808	70%
O-1	10,890	70%
O-2	10,890	70%
O-3	5,000*	75%
C-1	2,420	75%
C-2	1,980	70%
C-3	1,002	80%
OCR-1	N/A	80%
OCR-2	N/A	80%

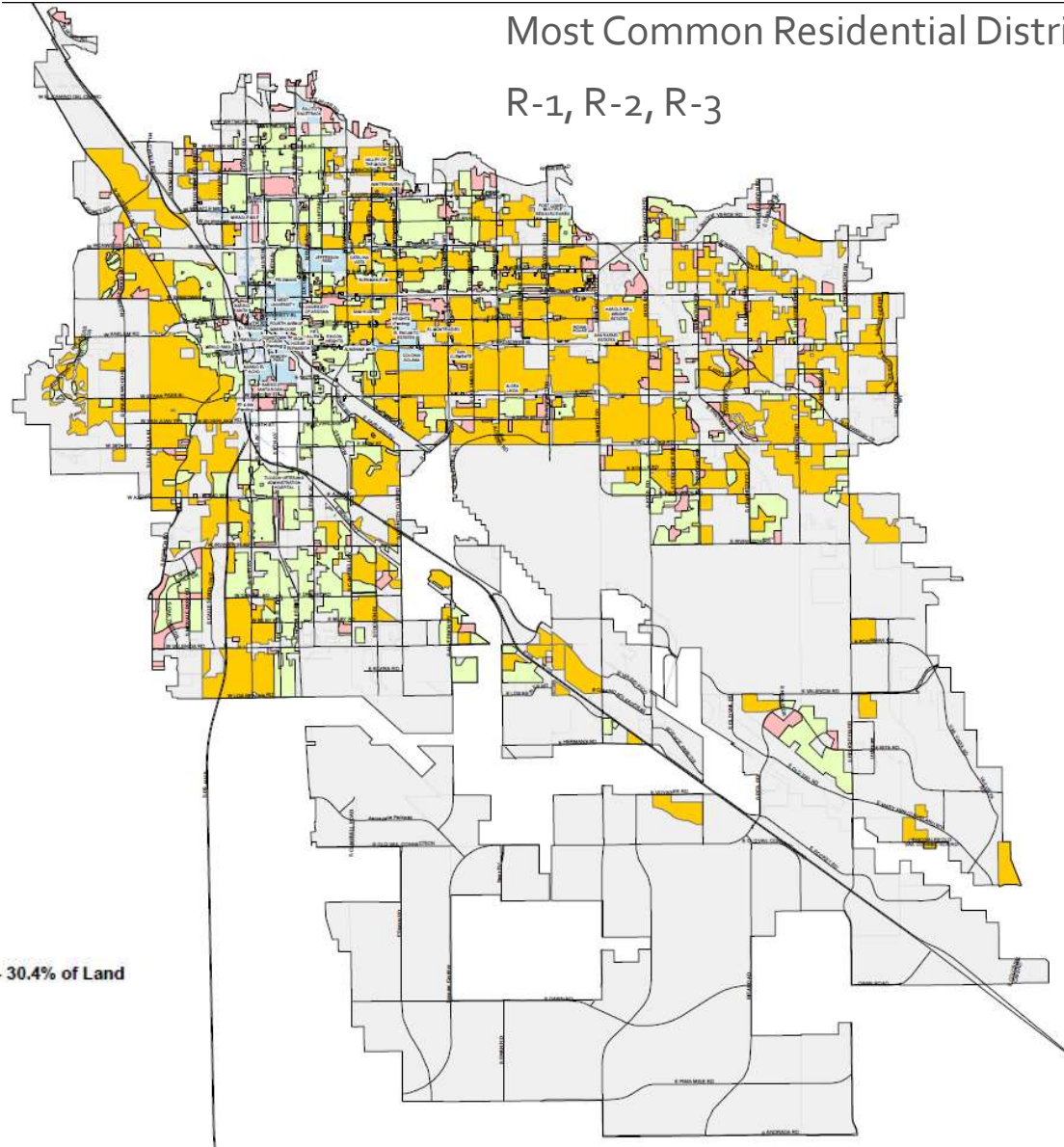
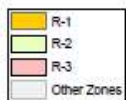
*Only certain zones where residential use is permitted are shown*

*\*Minimum lot size*

## Most Common Residential Districts:

R-1, R-2, R-3

R-1, R-2, and R-3 Zones - 30.4% of Land



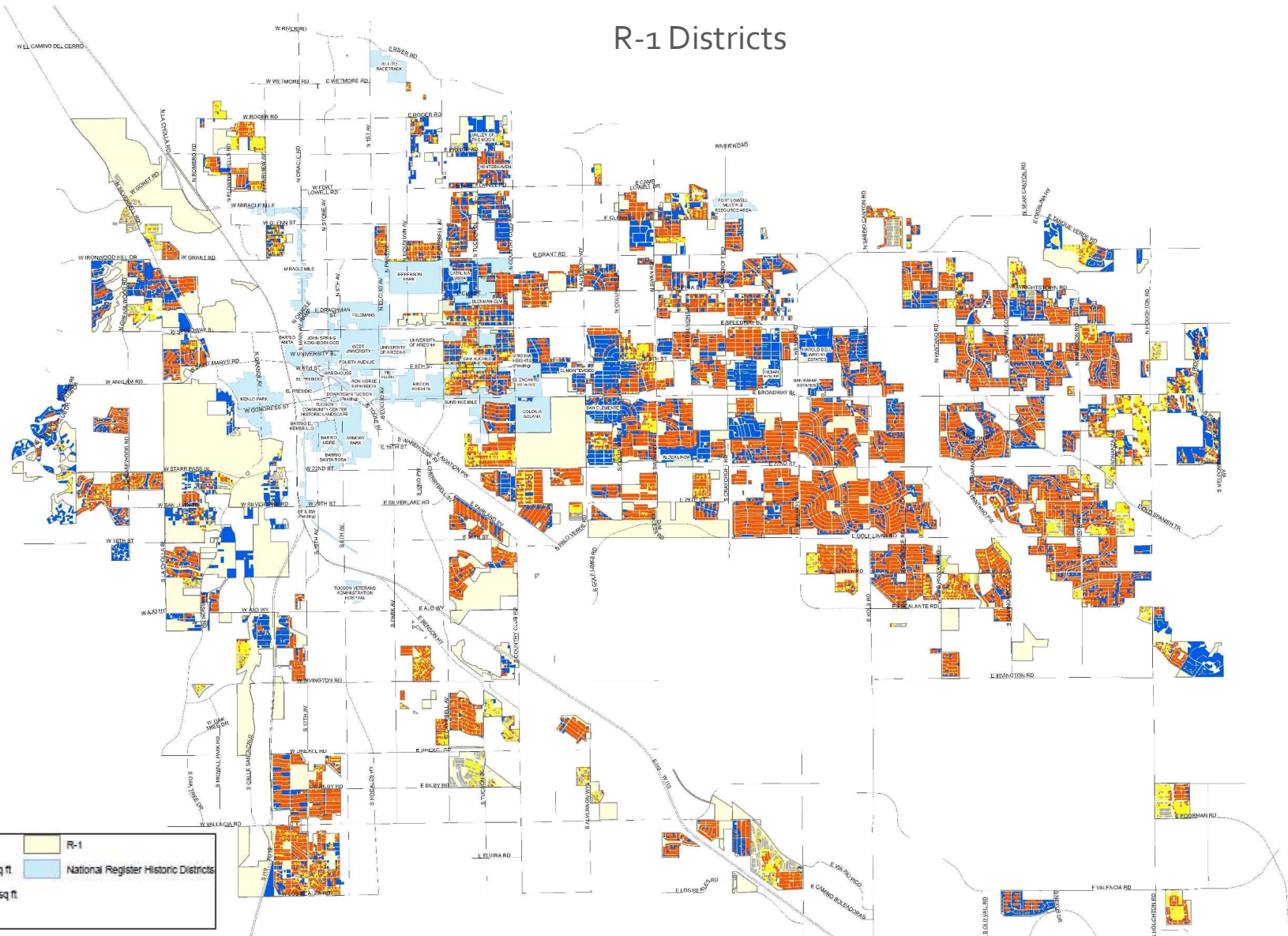
# R1 Findings

- **Minimum Lot Size:** 7,000 sq ft
- **Minimum Lot Size for 2<sup>nd</sup> Unit:** 10,000 sq ft
- Total Parcels = 66,609
- 18.4% of city by land area

Parcel Size	Number of Parcels	Percentage	Mean parcel area (sq ft)
< 5,000 sq ft	3,604	5.4%	4,259
5,000 - 7,000 sq ft	9,039	13.6%	6,131
7,000 - 10,000 sq ft	40,349	60.6%	8,358
> 10,000 sq ft	13,617	20.4%	15,249



## R-1 Districts

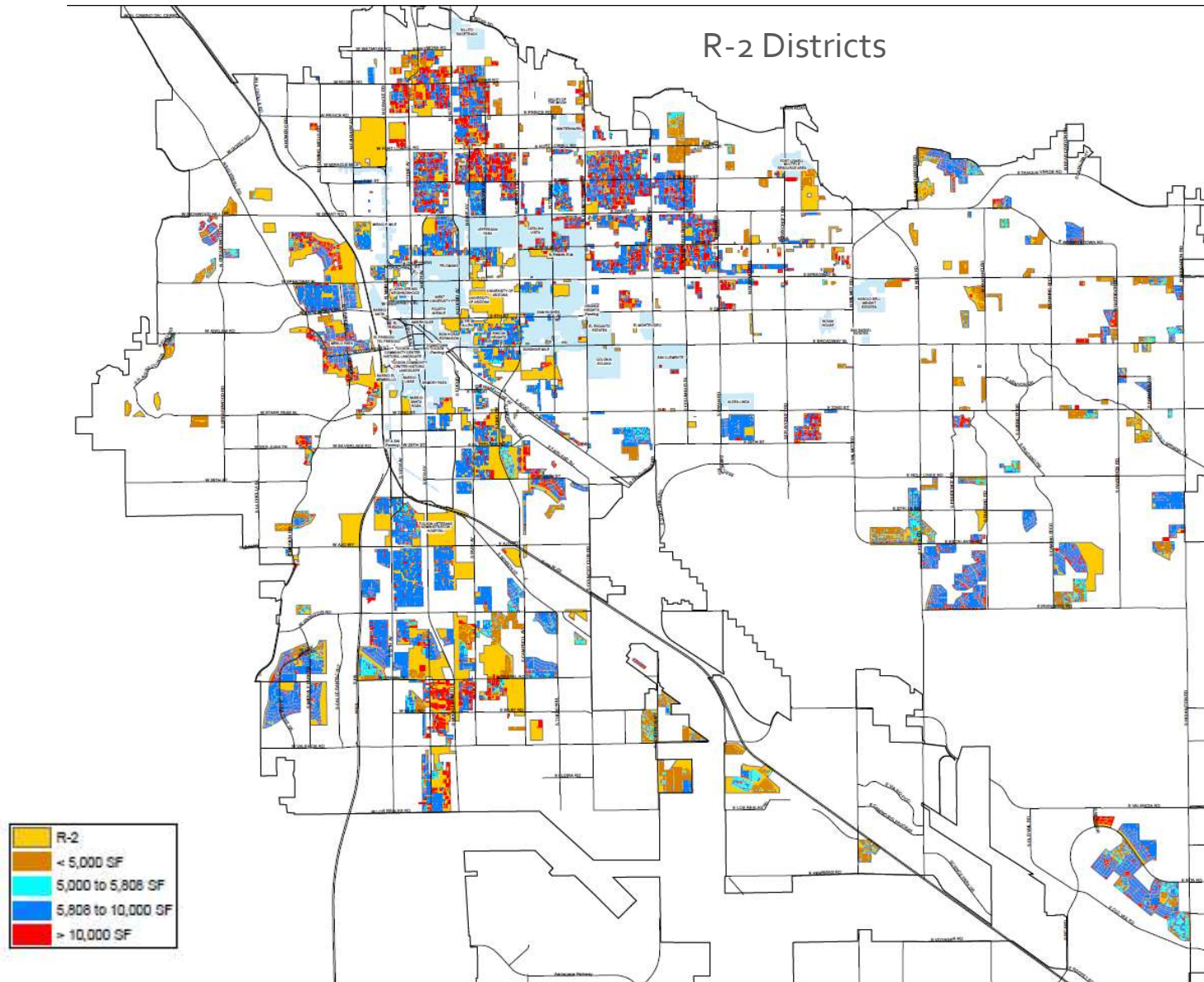


## R2 Findings

- **Minimum Lot Size:** 5,000 sq ft
- **Minimum Lot Size for 2<sup>nd</sup> Unit:** 5,808 sq ft
- Total Parcels = 45,570
- 9.4% of city by land area

Parcel Size	Number of Parcels	Percentage	Mean parcel area (sq ft)
< 5,000 sq ft	14,150	31.1%	3,144
5,000 – 5,808 sq ft	4,108	9%	5,379
5,808 – 10,000 sq ft	22,365	49%	7,542
> 10,000 sq ft	4,947	10.9%	17,644

## R-2 Districts

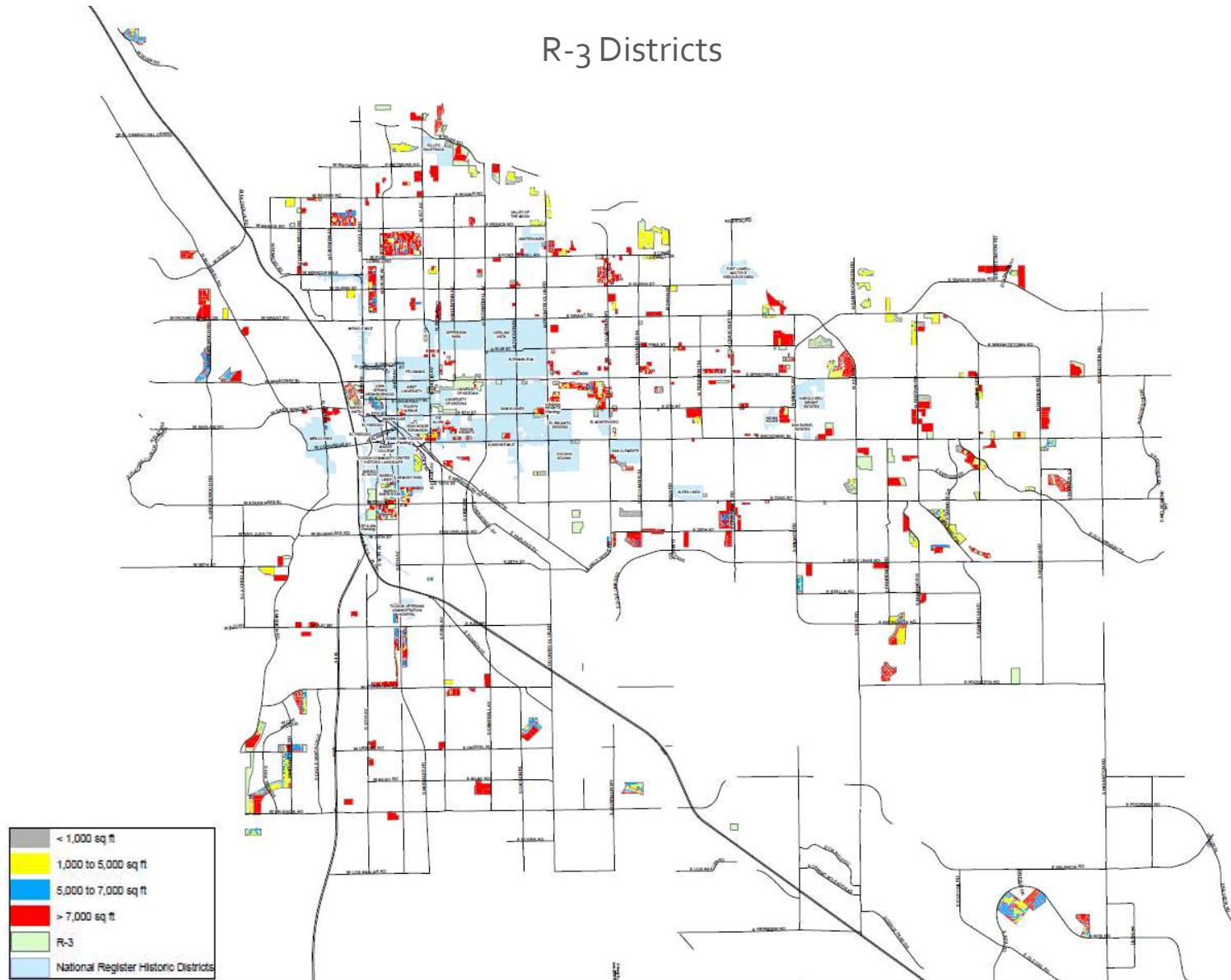


## R3 Findings

- **Minimum Lot Size:** 5,000 sq ft
- **Minimum Lot Size for 2<sup>nd</sup> Unit:** 5,000 sq ft
- Total Parcels = 13,301
- 2.6% of city by land area

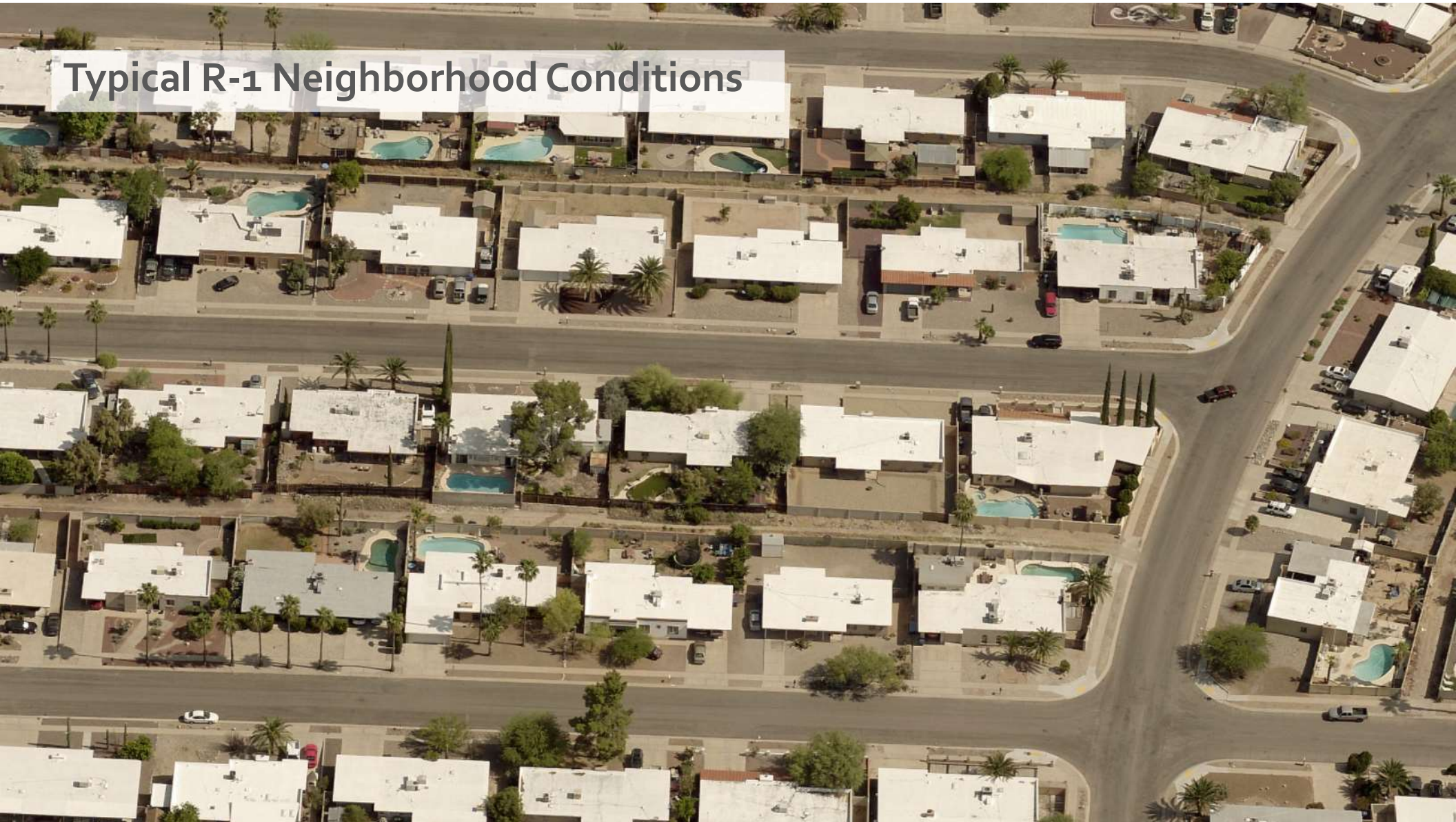
Parcel Size	Number of Parcels	Percentage	Mean parcel area (sq ft)
< 5,000 sq ft	8,349	62.8%	2,117
5,000 - 7,000 sq ft	2,157	16.2%	5,862
> 7,000 sq ft	2,795	21%	25,505

## R-3 Districts

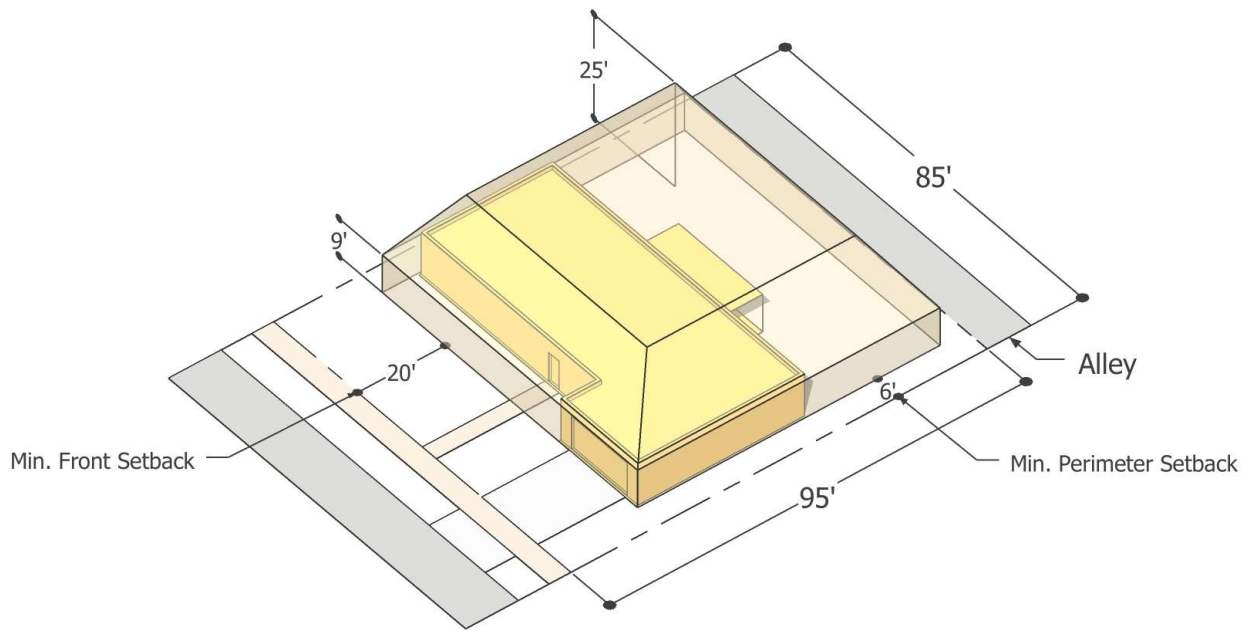




# Typical R-1 Neighborhood Conditions



## R-1 Site Diagram – Current Regulations



**Currently, second dwelling unit would not be permitted**

### **R-1**

Minimum lot size: 7,000 sq ft

Maximum lot coverage: 70%

Maximum building height: 25'

Setbacks: variable based on building height

Front Yard: Minimum 20'

Perimeter setback: minimum 6'

Parking: two spaces required

### **This Parcel:**

8,075 square feet

Developable Area w/in setbacks: 5,037 sf

Max lot coverage: 5,662 sf

Currently developed: 2,236 sf

Remaining area for development: 2,801 sf

Current lot coverage: 27%

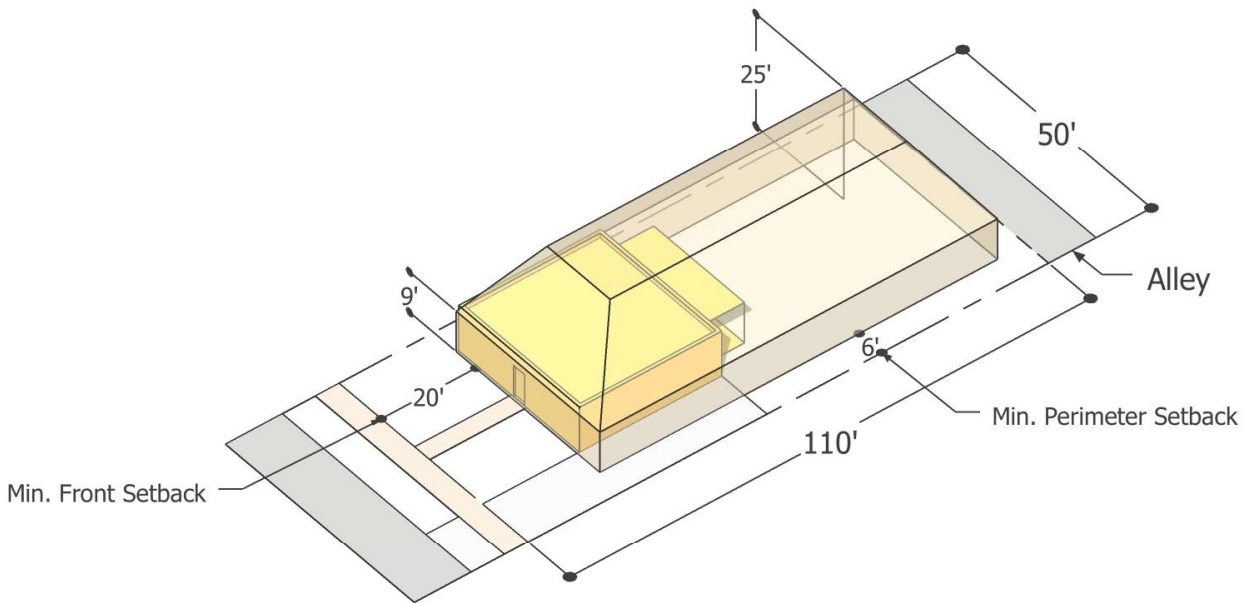


## Typical R-2 Neighborhood Conditions





## R-2 Site Diagram – Current Regulations



**Currently, second dwelling unit would not be permitted**

### **R-2**

Minimum lot size: 5,000 sq ft

Maximum lot coverage: 70%

Maximum building height: 25'

Setbacks: variable based on building height

Front Yard: Minimum 20'

Perimeter setback: minimum 6'

Parking: two spaces required

### **This Parcel:**

5,500 square feet

Developable Area w/in setbacks: 3,192 sf

Max lot coverage: 3,850 sf

Currently developed: 1,152 sf

Remaining area for development: 2,040 sf

Current lot coverage: 21%

An aerial photograph of a residential neighborhood. A specific lot is outlined in red, containing a yellow building and several trees. The lot is situated between a street and a larger lot with a white building. Other houses and trees are visible in the surrounding area.

How are ADUs developed today?

**R-2 Site**

9,000 square feet

Second dwelling  
allowed per zoning  
based on lot size over  
5,808 sq ft

## Goals for Code Amendment

- Increase the supply of affordable rental housing
- Encourage flexible housing options for seniors who wish to age in place
- Support multi-generational households
- Provide supplemental income to landowners and promote neighborhood stability
- Support climate-resilient and sustainable infill development
- Retain neighborhood character while adding more housing options

## Issues

- Appropriate zoning districts for ADUs
- Appropriate size for ADUs – building area and height
- Site placement of ADUs – setbacks and lot coverage
- Parking and vehicular access
- Occupancy – rentals, group dwellings
- Privacy mitigation
- Historic Standards and compatibility
- Building standards (foundation, ADA access)
- Supportive Programs – amnesty, model plans

# Survey Results

## ADU Stakeholder Survey

22

Responses

05:17

Average time to complete

Active

Status

...

View results

Open in Excel

1. Please rank the importance of the following goals for you related to ADUs in Tucson

[More Details](#)

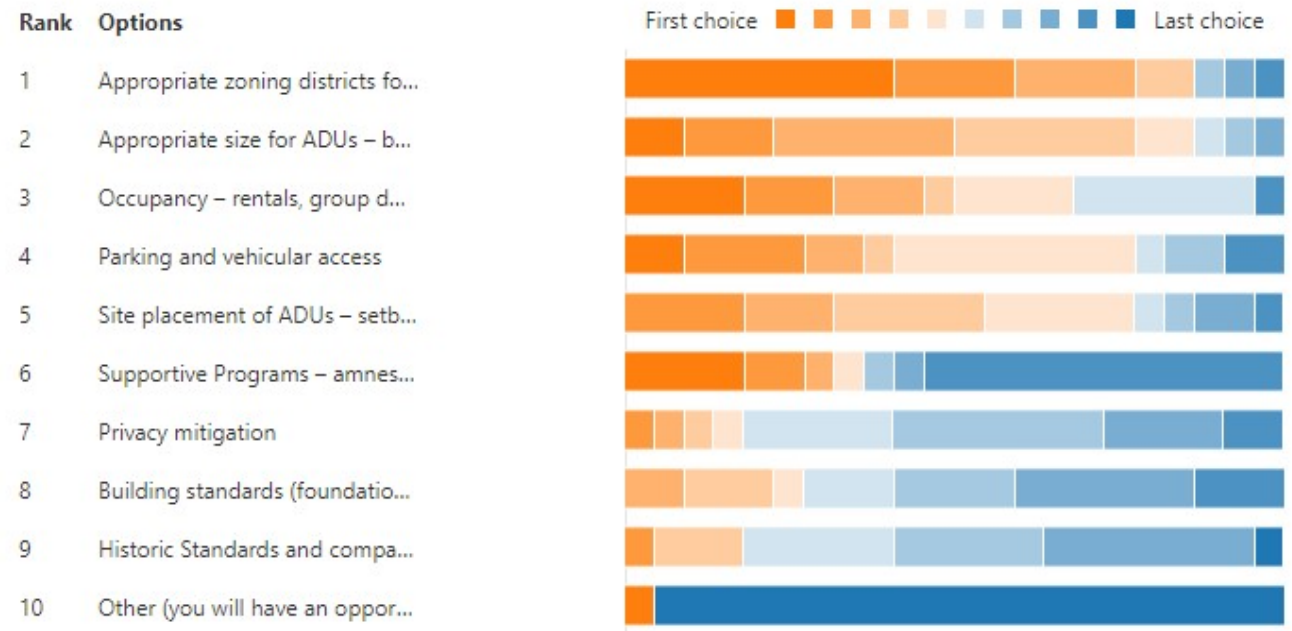




# Survey Results

## 2. Please rank the importance of the following issues for you in developing this ADU ordinance

[More Details](#)



# Survey Results

## Other Goals:

- Increase density
- Support carbon neutrality goals

## Other Issues:

- Student Housing

## Announcements and Updates

- Affordable Housing Summit – January 25-28 & February 5
- Vitalyst grant proposal
- ADU Tu! Studio



## Next Steps

- Next Stakeholder Meeting – Wednesday, February 10
- Public Meeting to be scheduled in February
- Additional site analysis and testing
- Continue research and case studies