

Accessory Dwelling Units Code Amendment

Stakeholder Meeting

February 10, 2021

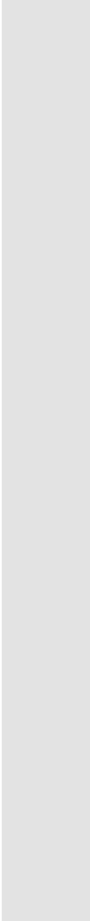
Agenda

1. Introductions
2. Recap of Previous Meetings
3. Issue Discussion
 - Test fits: ADU size, height, and setbacks
 - Occupancy
4. Public Meetings – February 24 and 25
5. Announcements and Updates
6. Next Steps



Introductions

Welcome and thank
you for joining us!



Recap of Previous Meetings

December

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

January

- Zoning – Current Regulations
- Goal and Issue Prioritization

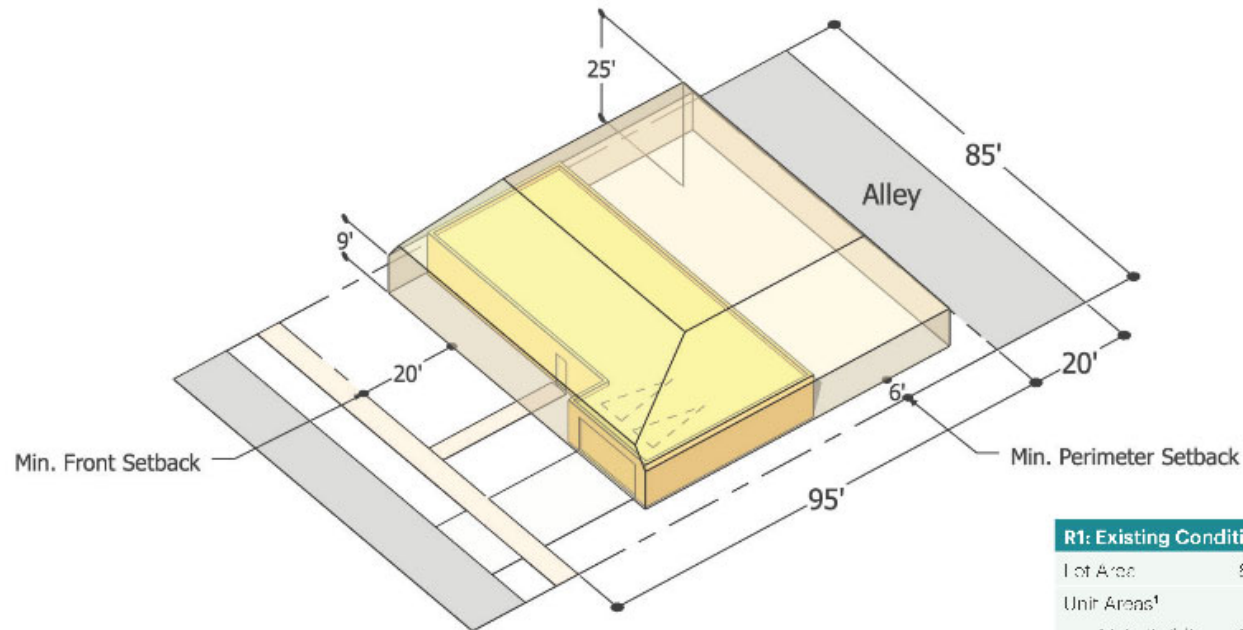
Goals for Code Amendment

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

Issues to be Addressed

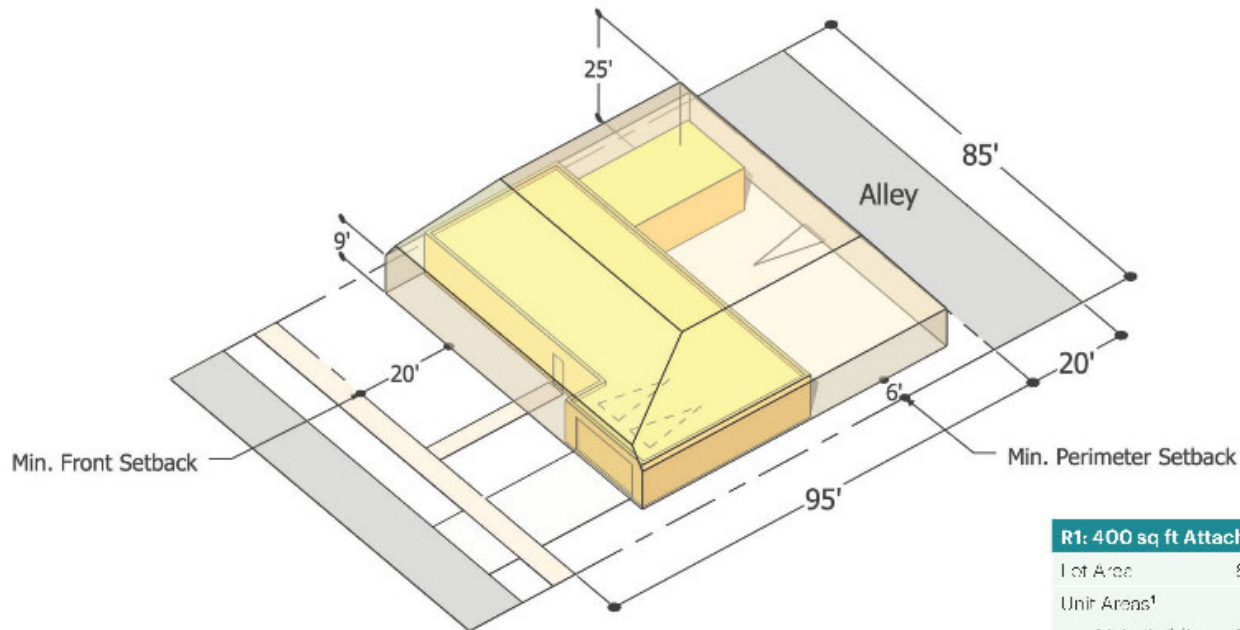
- Appropriate zoning districts for ADUs
- Appropriate size for ADUs – building area and height
- Occupancy – rentals, group dwellings
- Parking and vehicular access
- Site placement of ADUs – setbacks and lot coverage
- Supportive Programs – amnesty, model plans
- Privacy mitigation
- Building standards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

R1: Existing Condition



R1: Existing Condition	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	N/A
Bedrooms	
Main Building	3
ADU	N/A
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R1: 400 sq ft Attached ADU



R1: 400 sq ft Attached ADU

Lot Area 8075 sq ft

Unit Areas¹

Main Building 1525 sq ft

ADU 400 sq ft

Bedrooms

Main Building 3

ADU 1

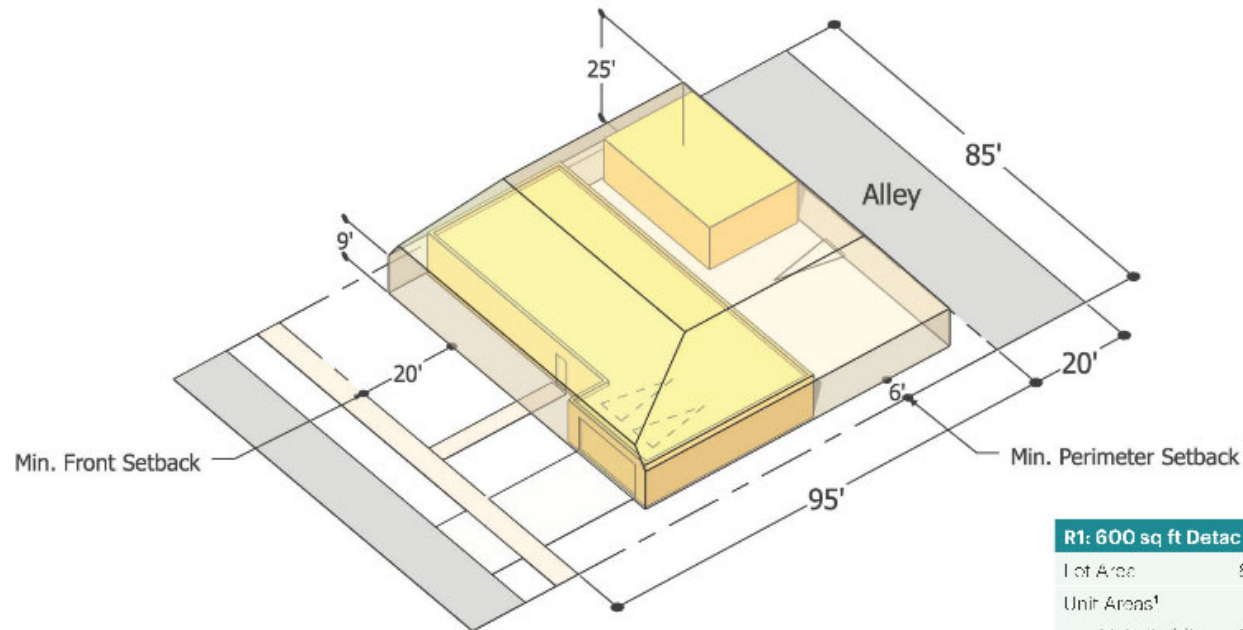
Parking Spaces

Garage 2

Surface 1

¹ Habitable sq ft

R1: 600 sq ft Detached ADU



R1: 600 sq ft Detached ADU

Lot Area 8075 sq ft

Unit Areas¹

Main Building 1525 sq ft

ADU 600 sq ft

Bedrooms

Main Building 3

ADU 1

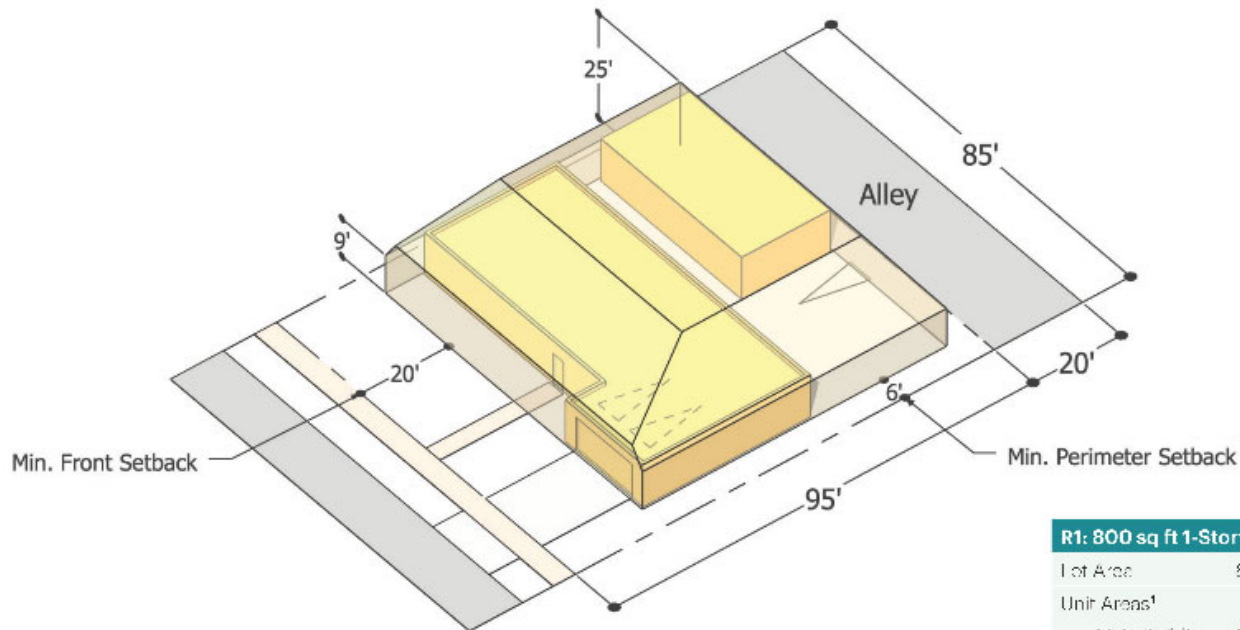
Parking Spaces

Garage 2

Surface 1

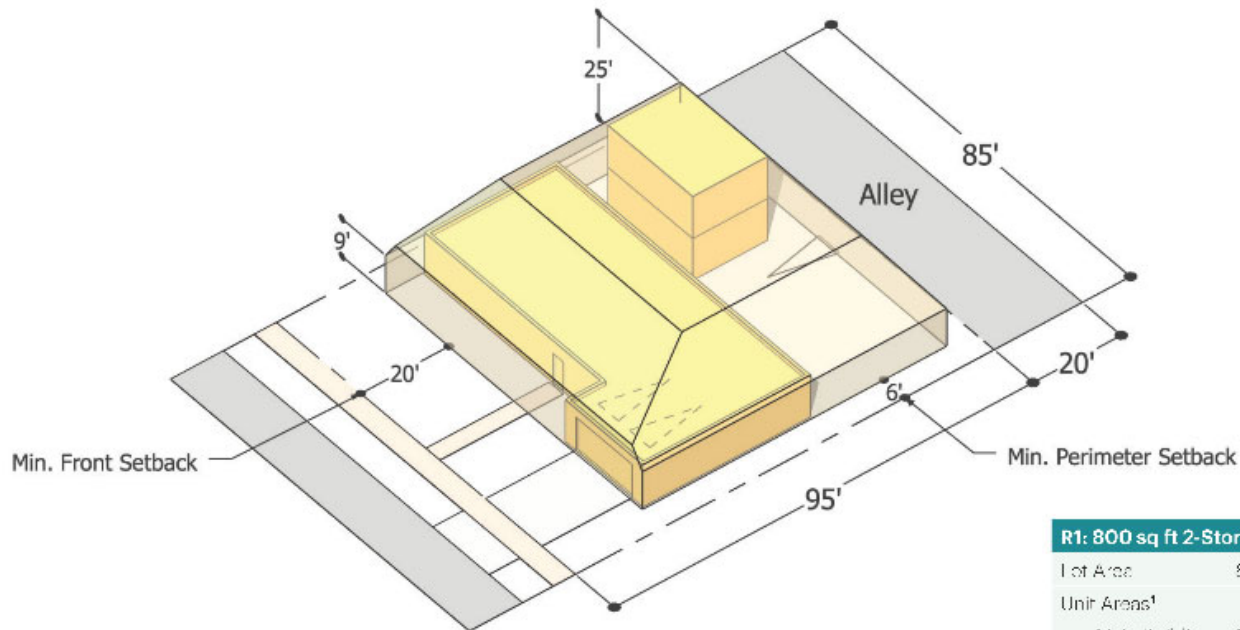
¹ Habitable sq ft

R1: 800 sq ft 1-Story Detached ADU



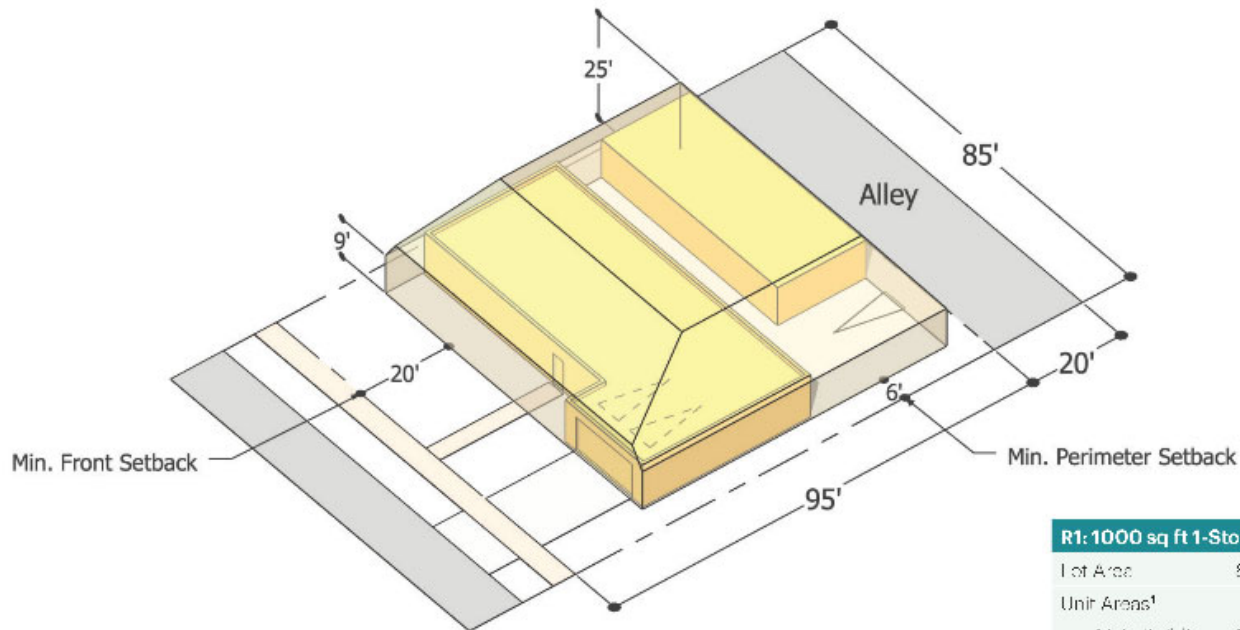
R1: 800 sq ft 1-Story ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	1
¹ Habitable sq ft	

R1: 800 sq ft 2-Story Detached ADU



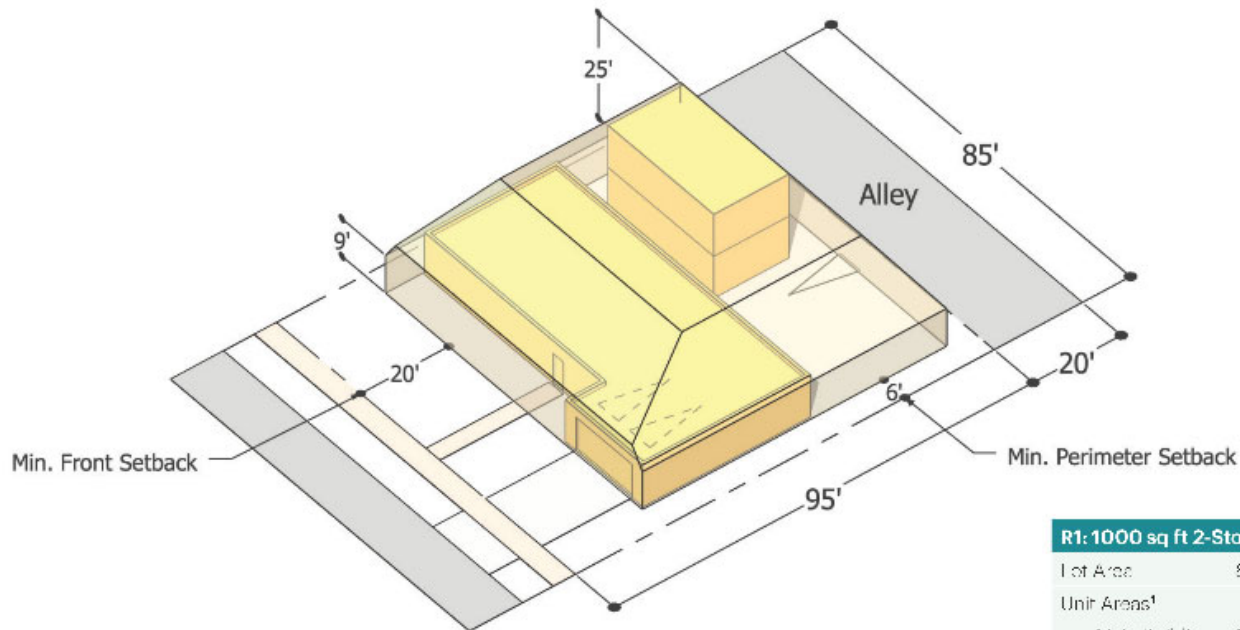
R1: 800 sq ft 2-Story ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	1
¹ Habitable sq ft	

R1: 1000 sq ft 1-Story Detached ADU



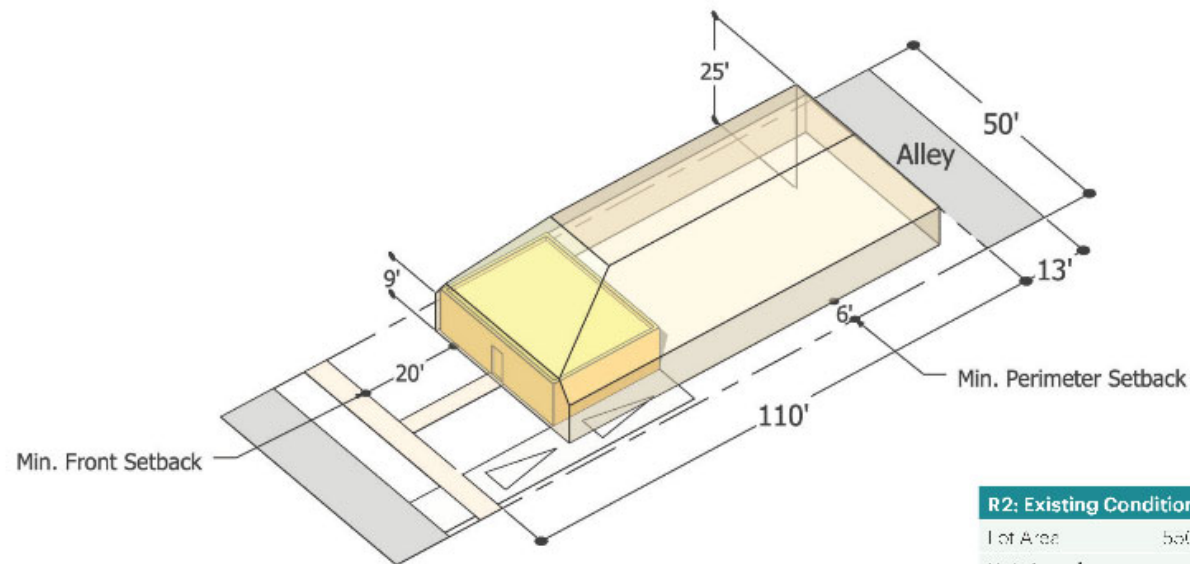
R1: 1000 sq ft 1-Story ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	1000 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	1
¹ Habitable sq ft	

R1: 1000 sq ft 2-Story Detached ADU



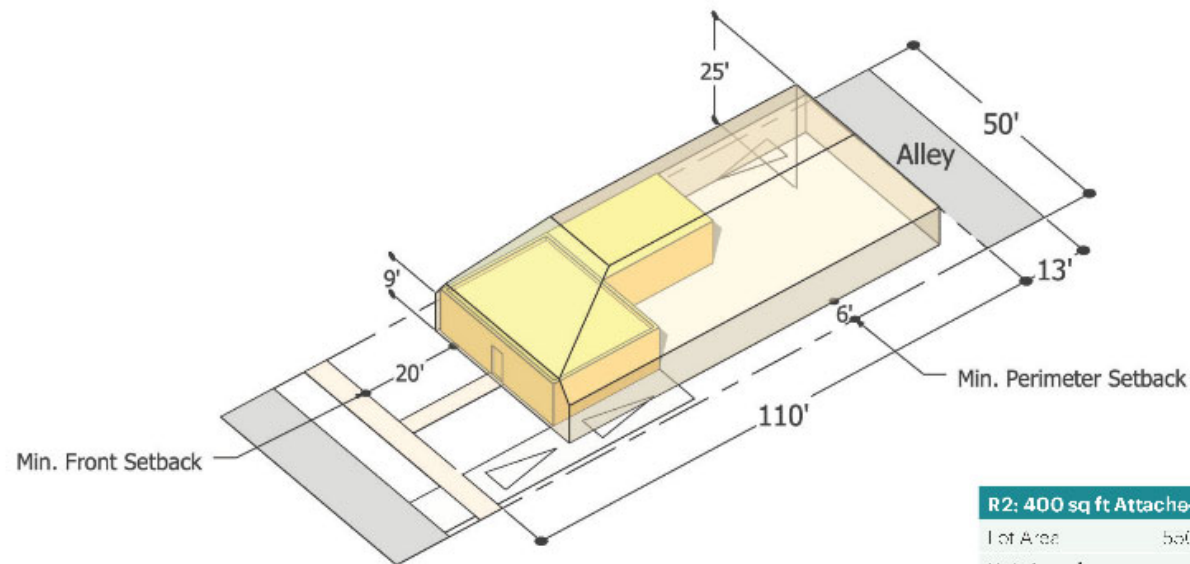
R1: 1000 sq ft 2-Story ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	1000 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	1
¹ Habitable sq ft	

R2: Existing Condition



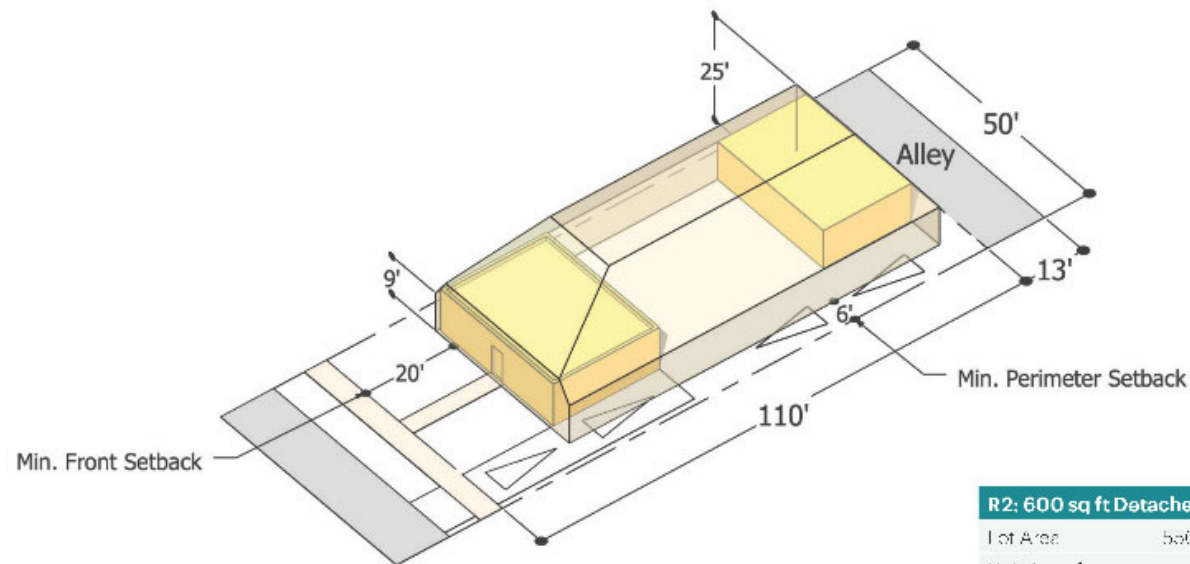
R2: Existing Condition	
Lot Area	5600 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	N/A
Bedrooms	
Main Building	2
ADU	N/A
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2: 400 sq ft Attached ADU



R2: 400 sq ft Attached ADU	
Lot Area	5600 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	400 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	3
¹ Habitable sq ft	

R2: 600 sq ft Detached ADU

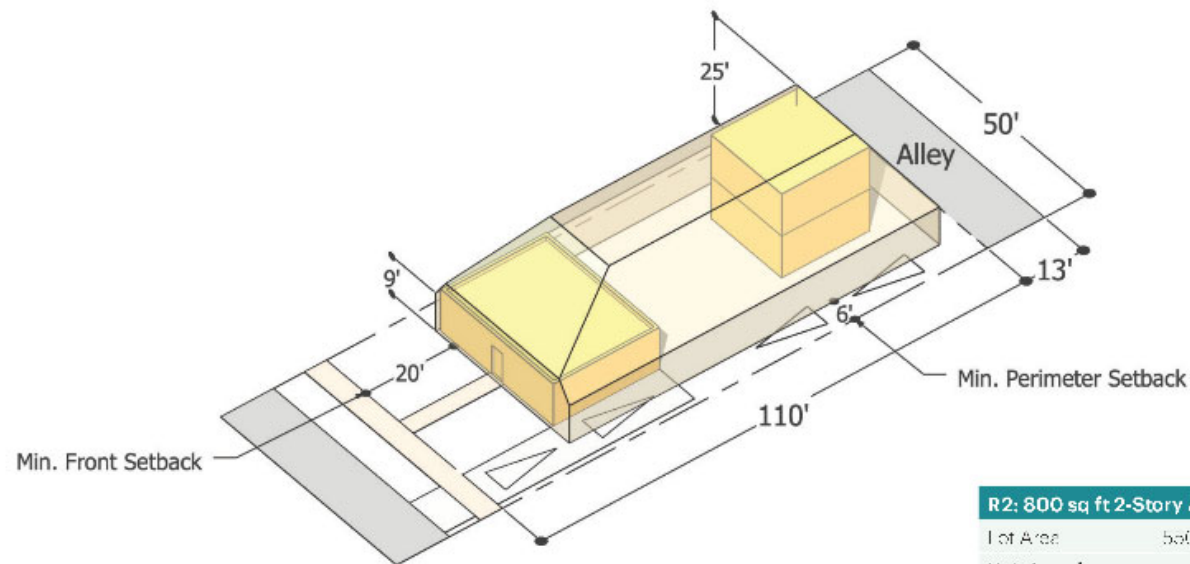


R2: 600 sq ft Detached ADU	
Lot Area	5600 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	600 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	4
¹ Habitable sq ft	

OPTICOS

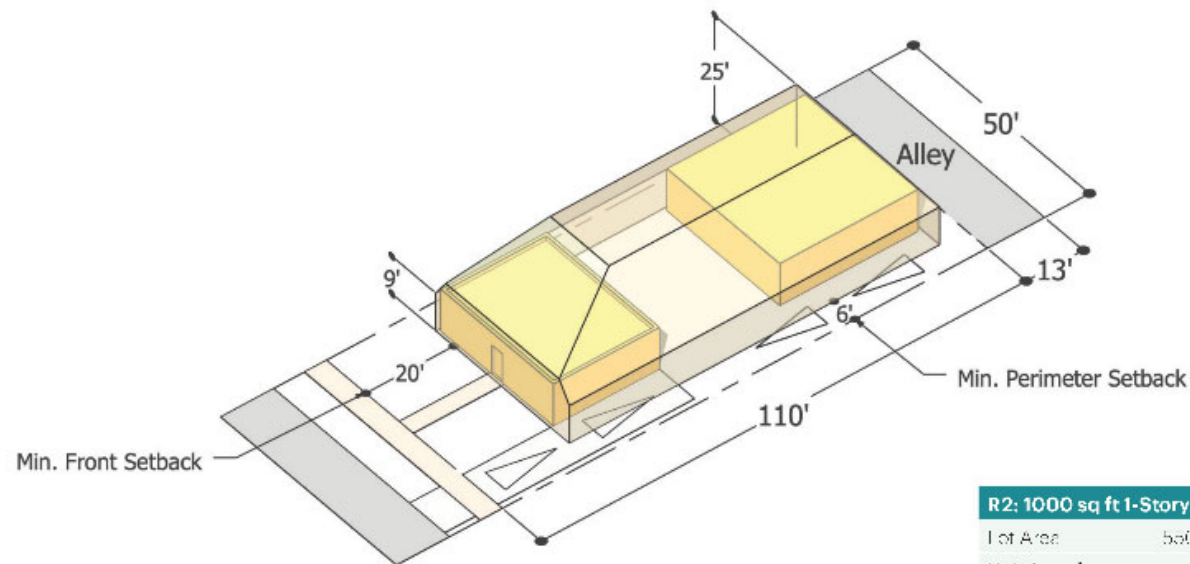


R2: 800 sq ft 2-Story Detached ADU



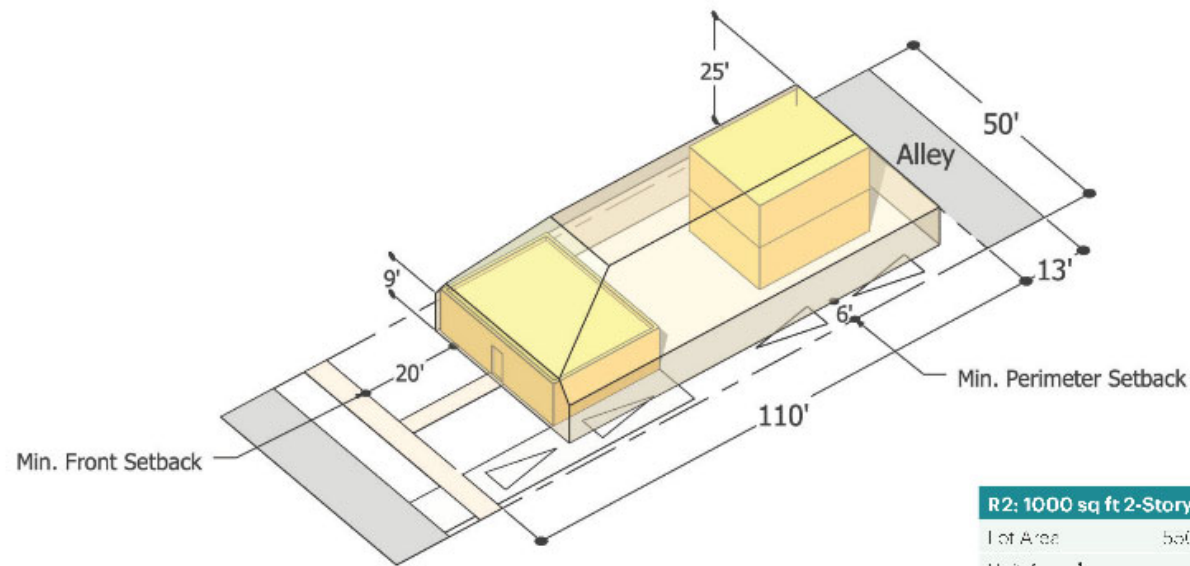
R2: 800 sq ft 2-Story ADU	
Lot Area	5600 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	2
ADU	2
Parking Spaces	
Surface	4
¹ Habitable sq ft	

R2: 1000 sq ft 1-Story Detached ADU



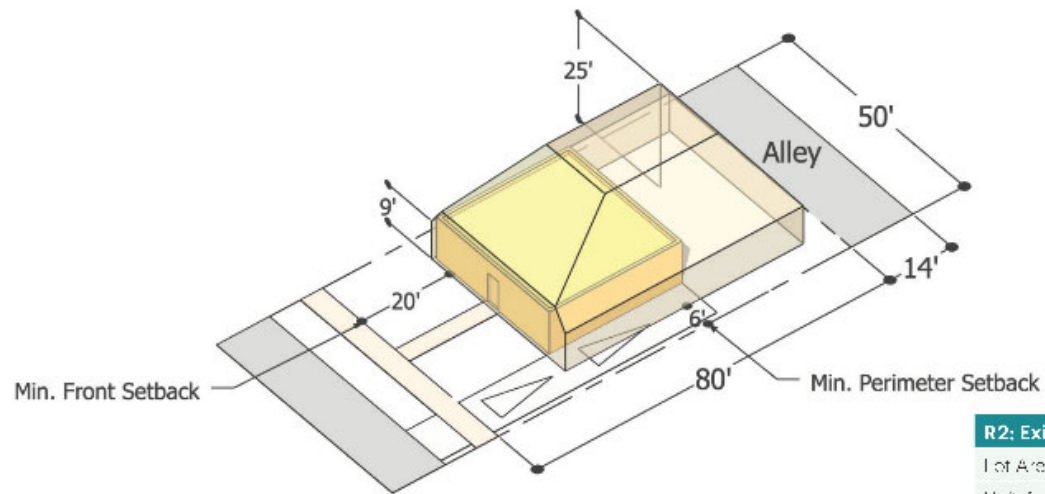
R2: 1000 sq ft 1-Story ADU	
Lot Area	5000 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	1000 sq ft
Bedrooms	
Main Building	2
ADU	2
Parking Spaces	
Surface	4
¹ Habitable sq ft	

R2: 1000 sq ft 2-Story Detached ADU



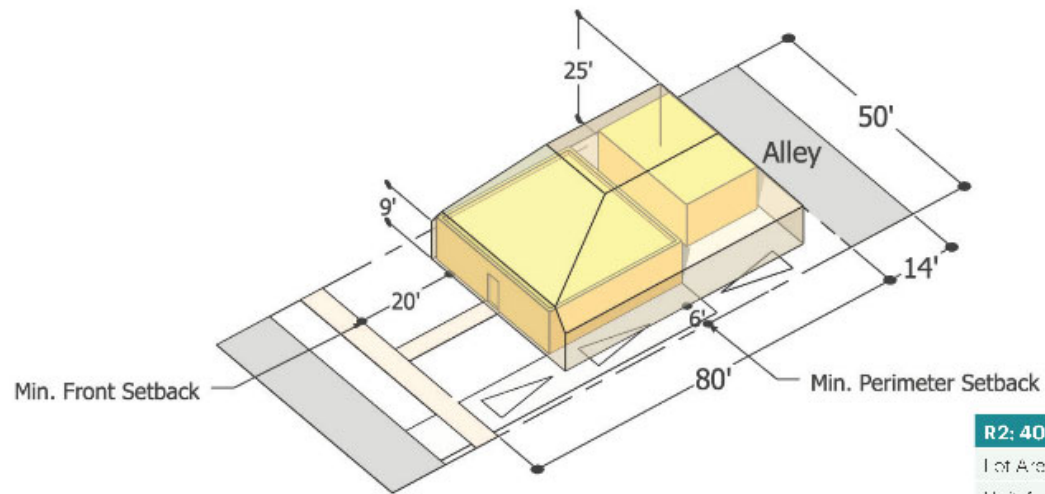
R2: 1000 sq ft 2-Story ADU	
Lot Area	5000 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	1000 sq ft
Bedrooms	
Main Building	2
ADU	2
Parking Spaces	
Surface	4
¹ Habitable sq ft	

R2 4000 sq ft Lot: Existing Condition



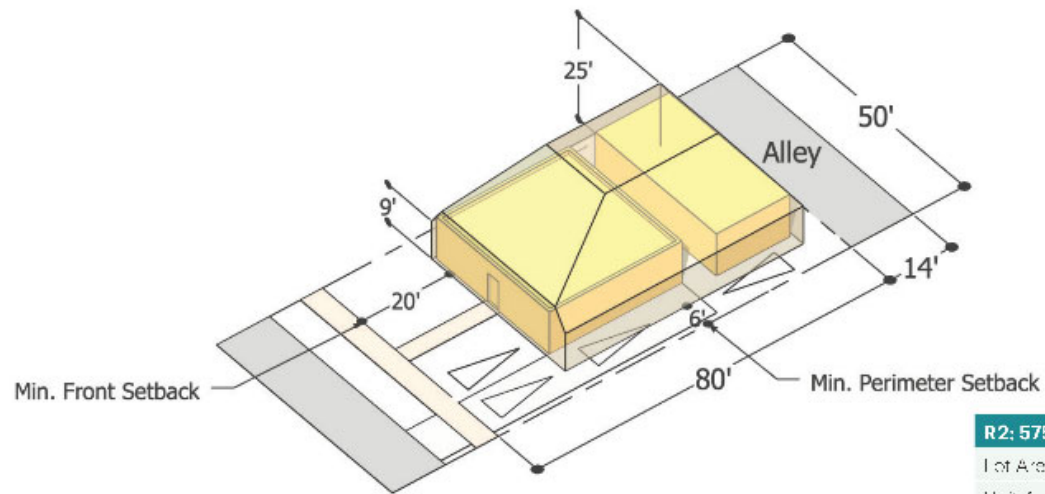
R2: Existing Condition	
Lot Area	4000 sq ft
Unit Areas ¹	
Main Building	750 sq ft
ADU	N/A
Bedrooms	
Main Building	2
ADU	N/A
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2 4000 sq ft Lot: 400 sq ft Detached ADU

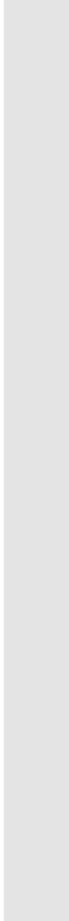


R2: 400 sq ft Detached ADU	
Lot Area	4000 sq ft
Unit Areas ¹	
Main Building	750 sq ft
ADU	400 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	3
¹ Habitable sq ft	

R2 4000 sq ft Lot: 575 sq ft Detached ADU

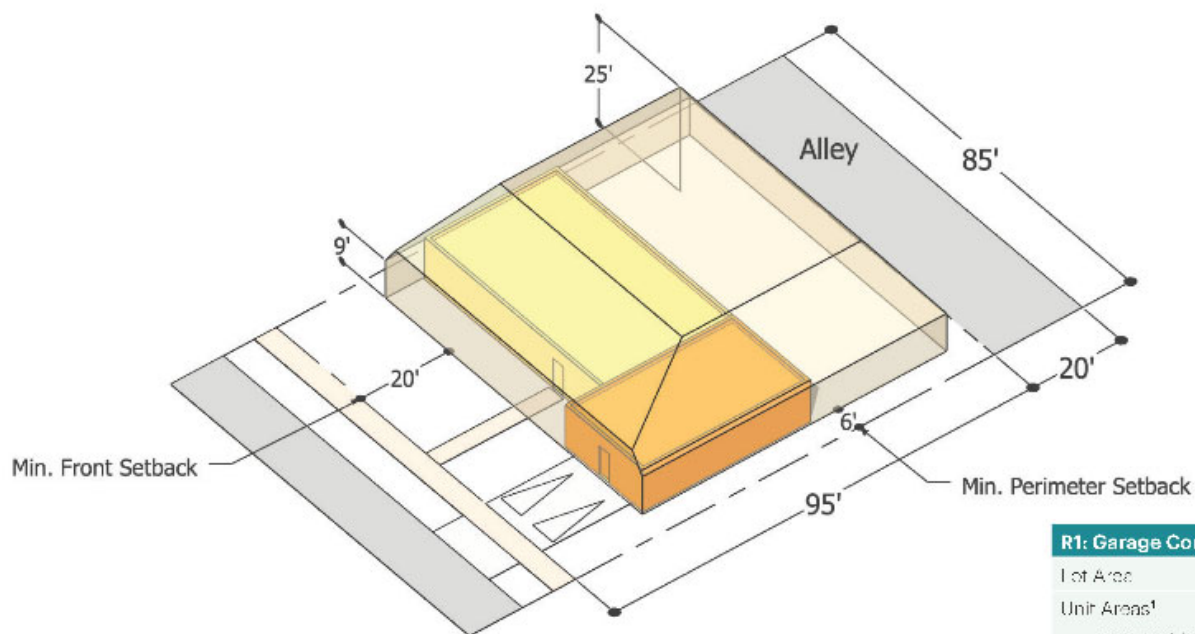


R2: 575 sq ft Detached ADU	
Lot Area	4000 sq ft
Unit Areas ¹	
Main Building	750 sq ft
ADU	575 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	4
¹ Habitable sq ft	



AARP Model Code Comparison

R1: Garage Conversion

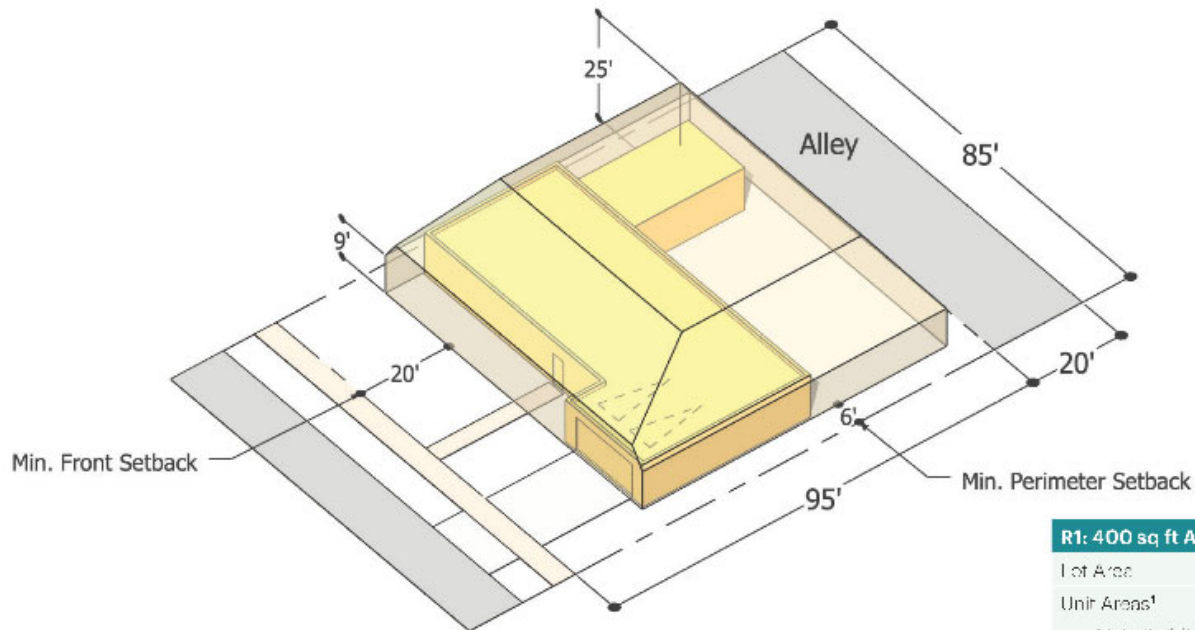


Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.

R1: Garage Conversion	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	3
ADU	1
Parking Spaces	
Garage	0
Surface	2
¹ Habitable sq ft	

R1: 400 sq ft Attached ADU

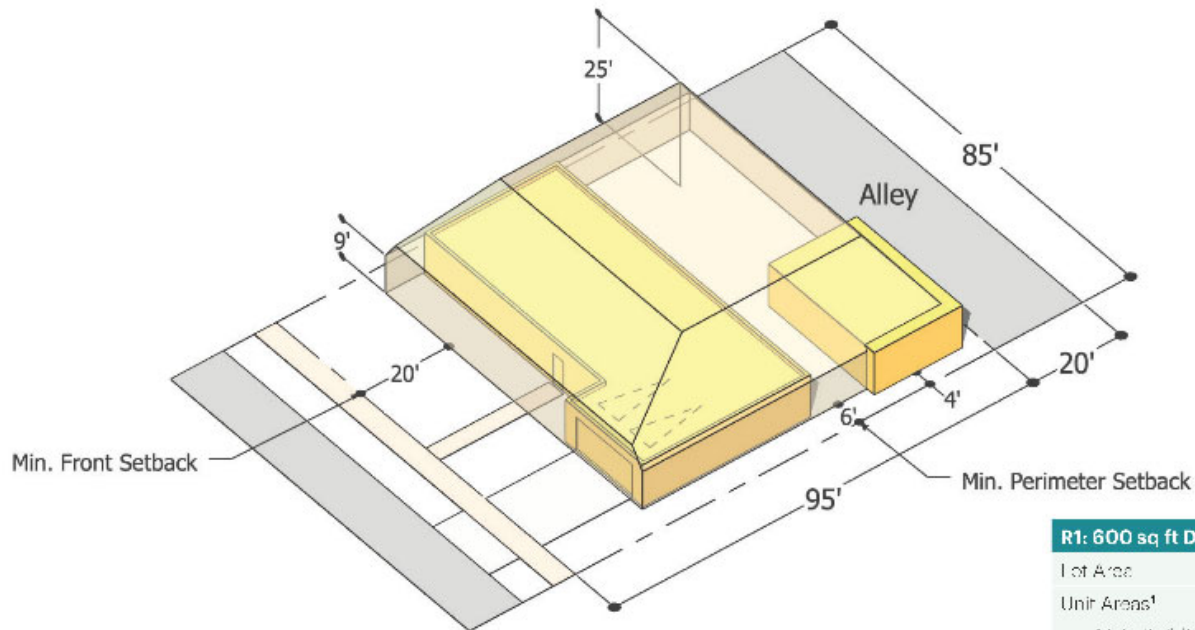


Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.

R1: 400 sq ft Attached ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	400 sq ft
Bedrooms	
Main Building	3
ADU	1
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R1: 600 sq ft Detached ADU



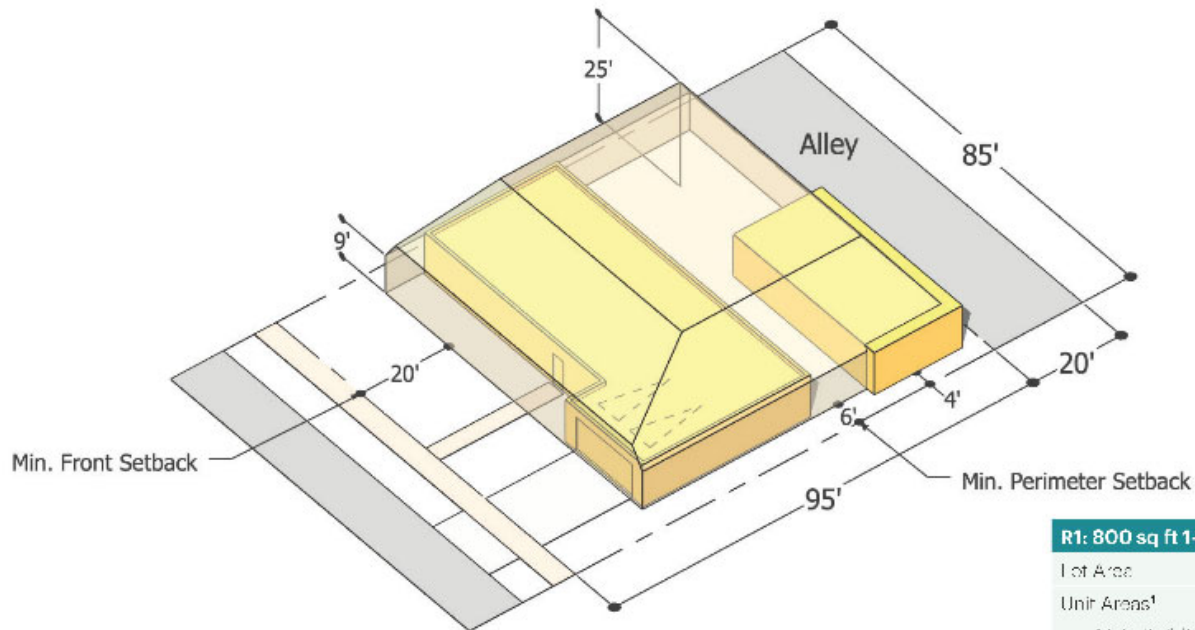
Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.
- Reduced perimeter setback (4') for ADU.

R1: 600 sq ft Detached ADU

Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	600 sq ft
Bedrooms	
Main Building	3
ADU	1
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R1: 800 sq ft 1-Story Detached ADU

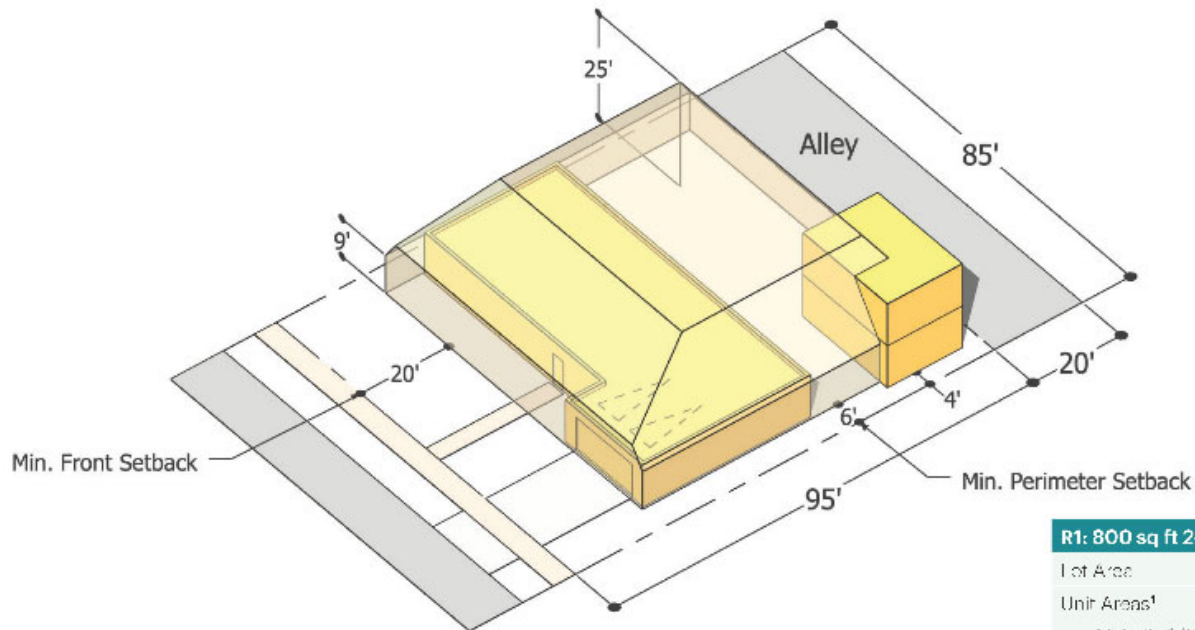


Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.
- Reduced perimeter setback (4') for ADU.

R1: 800 sq ft 1-Story ADU	
Lot Area	80/75 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R1: 800 sq ft 2-Story Detached ADU

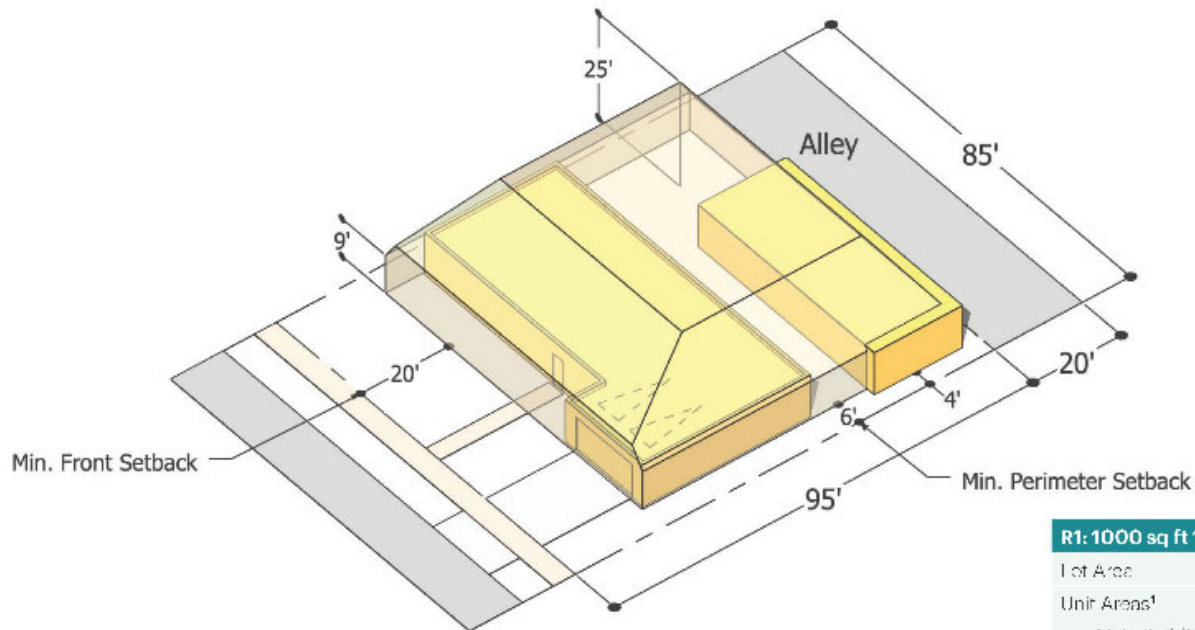


Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.
- Reduced perimeter setback (4') for ADU.

R1: 800 sq ft 2-Story ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R1: 1000 sq ft 1-Story Detached ADU



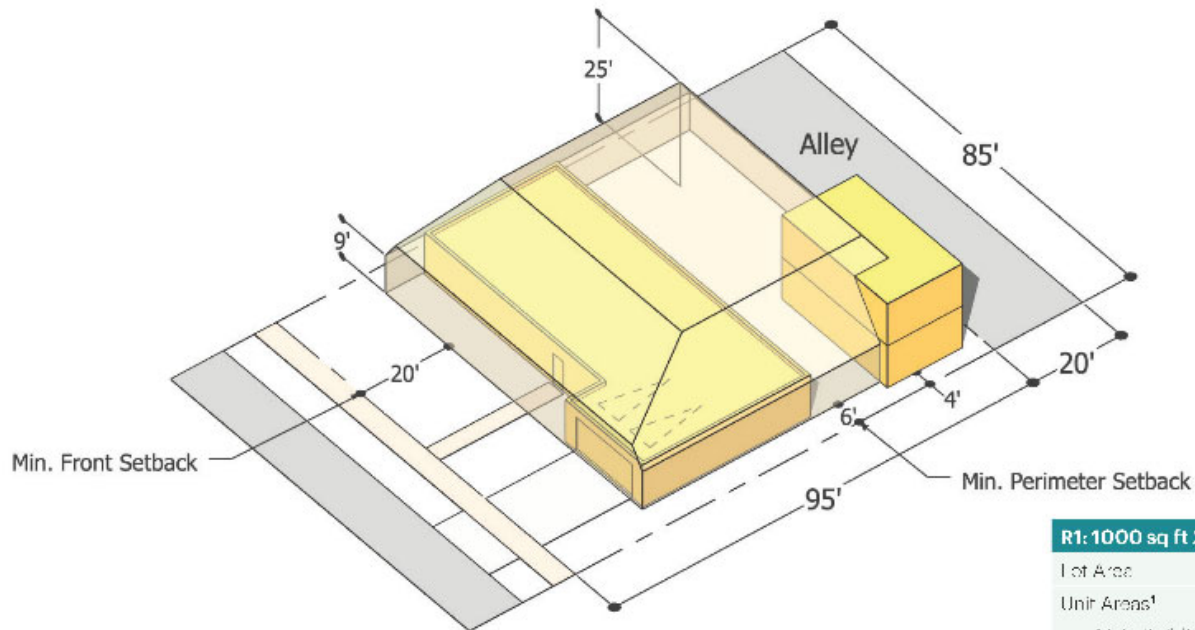
Changes to Standards:

- No additional off-street parking requirement for ADU
- No additional minimum lot size requirement for ADU
- Reduced perimeter setback (4') for ADU
- ADU size limited to 15% of lot area

R1: 1000 sq ft 1-Story ADU

Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	1000 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R1: 1000 sq ft 2-Story Detached ADU



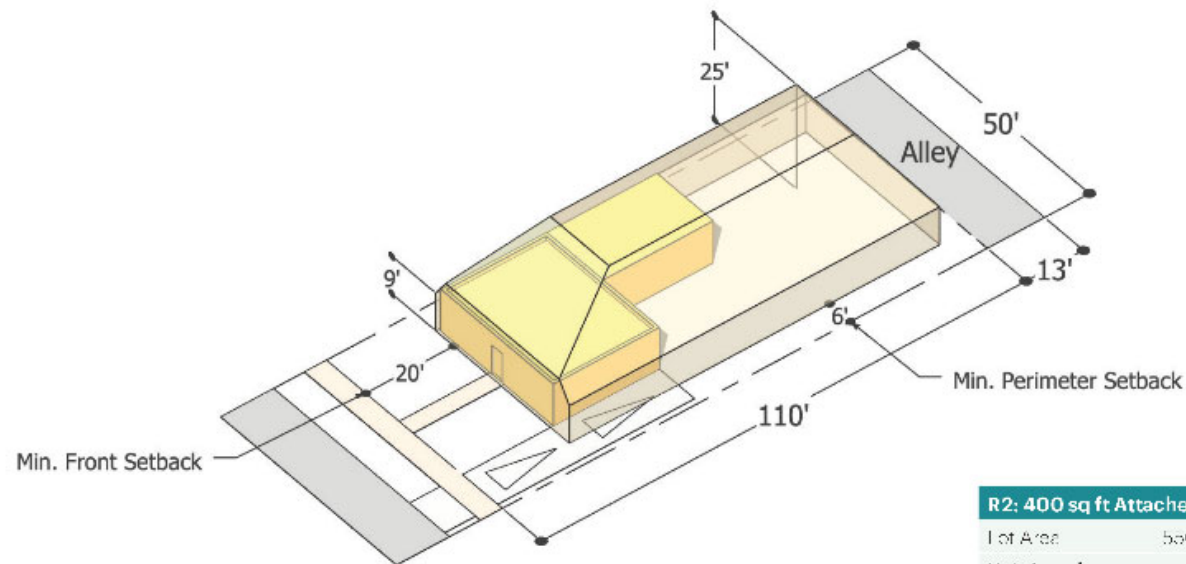
Changes to Standards:

- No additional off-street parking requirement for ADU
- No additional minimum lot size requirement for ADU
- Reduced perimeter setback (4') for ADU
- ADU size limited to 15% of lot area

R1: 1000 sq ft 2-Story ADU

Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	1000 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R2: 400 sq ft Attached ADU



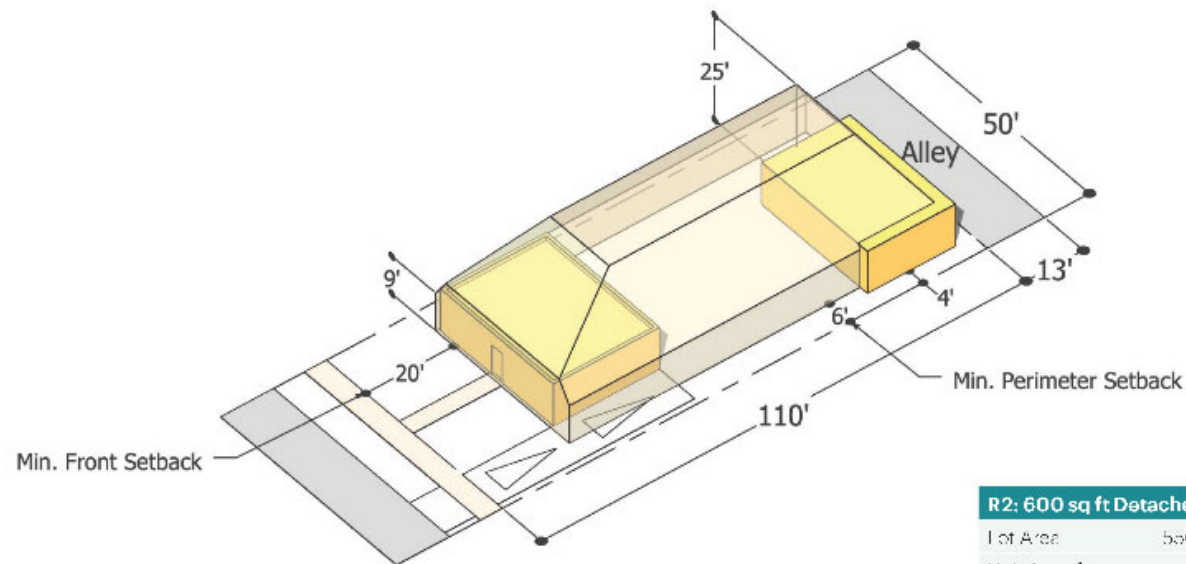
Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.

R2: 400 sq ft Attached ADU

Lot Area	5600 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	400 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2: 600 sq ft Detached ADU

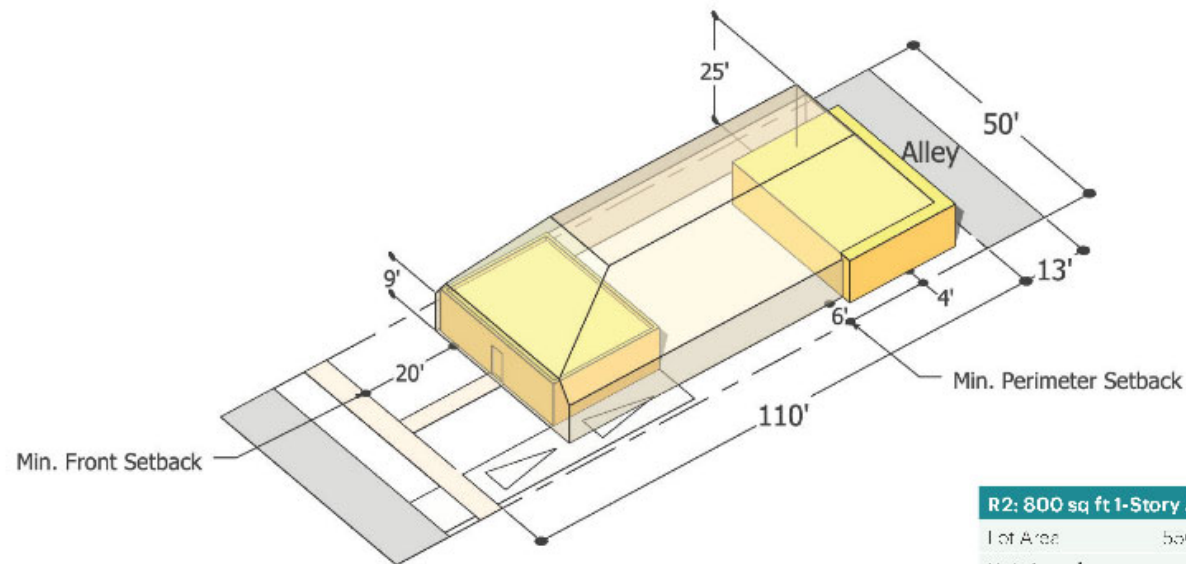


Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.
- Reduced perimeter setback (4') for ADU.
- ADU smaller than existing building.

R2: 600 sq ft Detached ADU	
Lot Area	5,000 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	600 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2: 800 sq ft 1-Story Detached ADU

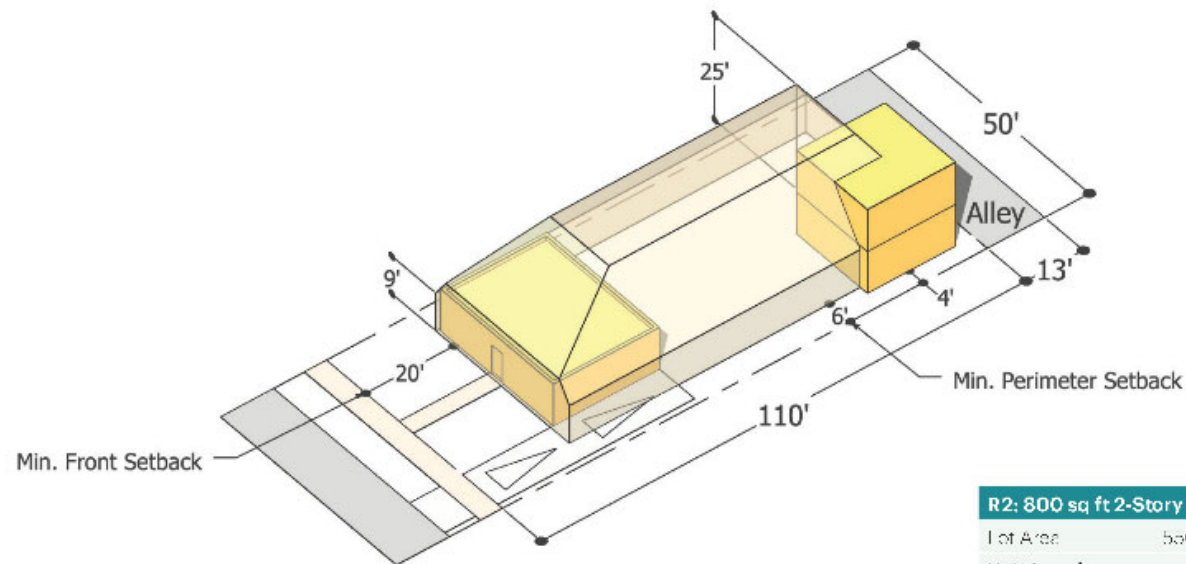


Changes to Standards:

- No additional off-street parking requirement for ADU.
- No additional minimum lot size requirement for ADU.
- Reduced perimeter setback (4') for ADU.
- Maximum ADU size: 800 sq ft.

R2: 800 sq ft 1-Story ADU	
Lot Area	5,000 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	2
ADU	2
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2: 800 sq ft 2-Story Detached ADU

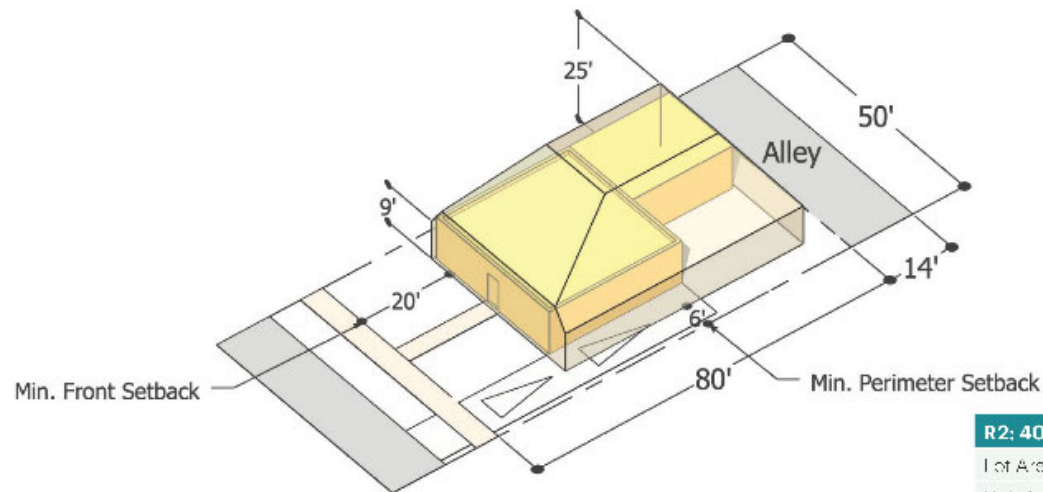


Changes to Standards:

- No additional off-street parking requirement for ADU
- No additional minimum lot size requirement for ADU
- Reduced perimeter setback (4') for ADU
- Maximum ADU size: 800 sq ft

R2: 800 sq ft 2-Story ADU	
Lot Area	5,000 sq ft
Unit Areas ¹	
Main Building	733 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	2
ADU	2
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2 4000 sq ft Lot: 400 sq ft Attached ADU

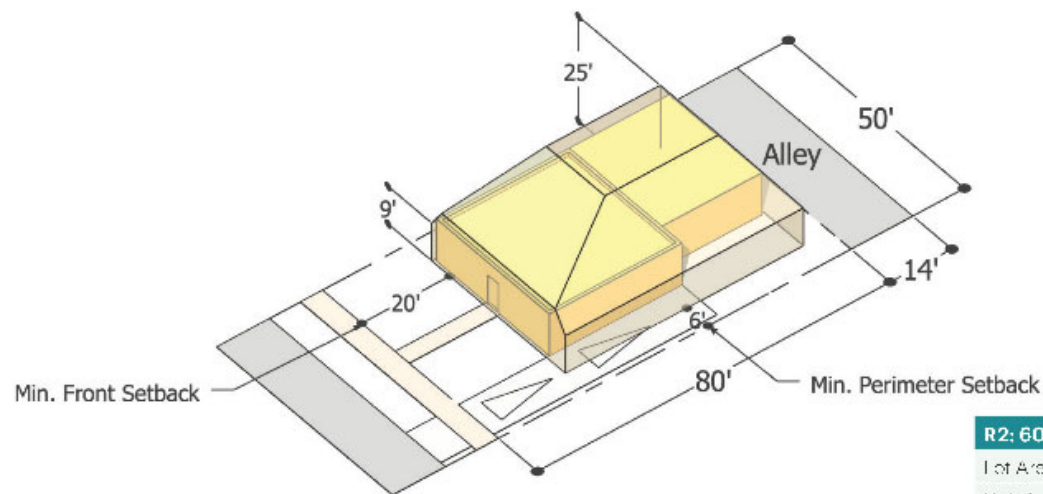


Changes to Standards:

- No additional off-street parking requirement for ADU
- No additional minimum lot size requirement for ADU
- Attached ADU permitted on nonconforming lot
- ADU size limited to 15% of lot area

R2: 400 sq ft Attached ADU	
Lot Area	4000 sq ft
Unit Areas ¹	
Main Building	750 sq ft
ADU	400 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	2
¹ Habitable sq ft	

R2 4000 sq ft Lot: 600 sq ft Attached ADU



Changes to Standards:

- No additional off-street parking requirement for ADU
- No additional minimum lot size requirement for ADU
- Attached ADU permitted on nonconforming lot
- ADU size limited to 15% of lot area

R2: 600 sq ft Attached ADU	
Lot Area	4000 sq ft
Unit Areas ¹	
Main Building	750 sq ft
ADU	600 sq ft
Bedrooms	
Main Building	2
ADU	1
Parking Spaces	
Surface	2
¹ Habitable sq ft	

ADU size regulations

INITIAL OUTLINE – FOR DISCUSSION:

- Allow one ADU per lot
- ADU must be 1,000 square feet or less
- Maintain existing lot coverage and height standards of zone
 - Typically 70% and 25' – for R-1, R-2, R-3

SETBACKS

- Maintain existing setback regulations (min 6', then variable) or consider AARP model code (4')

AARP Report

Rules that discourage ADUs

- ADU-specific regulations that don't also apply to primary dwellings (e.g., owner-occupancy requirements)
- complex design compatibility criteria and approval steps
- off-street parking requirements beyond those required for the primary dwelling
- restrictions that limit ADUs to certain geographic areas, particular zoning categories or to large lots
- caps on square footage relative to the primary house that make it easy to add an ADU to a large home but hard or impossible to add one to a small home

AARP, [The ABCs of ADUs](#)

The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



Issues

Unit Occupancy

- Owner-occupancy requirement

- Number of ADU occupants

- Group Dwelling regulations

- Short Term Rentals



Occupancy Regulations

OWNER OCCUPANCY

Some jurisdictions require that the property owner occupy either the primary residence or ADU

- PROS:
 - Commonly perceived that owner-occupancy correlates with better property maintenance and stronger neighborhood ties
- CONS:
 - Restricts who can benefit from new units – fewer homes for renters
 - Can make financing and resale more difficult
 - Limits appraised value
 - Limits flexibility for changing circumstances of property owner
 - Enforcement could be challenging

Occupancy Regulations

GROUP DWELLINGS

- Current Regulations:
 - Group Dwelling: The residential occupancy of a permanent structure by five or more unrelated persons or by one or more individuals where the individuals or group of individuals has the exclusive right of occupancy of a bedroom.
 - In R-1 districts: no more than 5 unrelated persons may reside on **one lot**
- ADUs would be included in overall calculations for a lot

NUMBER OF ADU OCCUPANTS

- Restrictions to limit number of people that can reside in an ADU

SHORT TERM RENTALS

- State prohibits restrictions on short-term rentals

Project Timeline



Milestone/Task	Date
Mayor & Council Initiation	November 17, 2020
Stakeholder group meeting	December 2020
Stakeholder group meeting	January 2021
Stakeholder group meeting	February 2021
Public Meeting #1: Issues and Opportunities	February 2021
Stakeholder group meeting	March 2021
Public Meeting #2: Solutions for Tucson	March/April 2021
Commission on Equitable Housing and Development	March/April 2021
Stakeholder group meeting	April 2021
Planning Commission Study Session	April 2021
Planning Commission Public Hearing	May 2021
Mayor & Council Review	June 2021

Public Meetings

- Three meetings scheduled:
 - Wednesday, February 24, 10am
 - Wednesday, February 24, 5:30pm
 - Thursday, February 25, 1pm
- Same agenda and content at each meeting, different times offered for convenience
- This meeting will be largely educational and a listening session – more detailed proposal would be presented for feedback at future public meeting

Public Meetings – Draft Agenda

1. Welcome and Overview (5 min)
2. Background (15 min)
 - M&C Direction
 - What are ADUs?
 - Current Regulations
3. Share-out from Stakeholder group (10 min)
 - Priorities
 - Issues under consideration
4. Feedback and Discussion (30 min)

Announcements and Updates

- Affordable Housing Summit – next steps for action plan
- Vitalyst grant proposal
- ADU Tu! Studio

Next Steps

- Public Meetings February 24 and 25 – please spread the word!
- Next Stakeholder Meeting – Wednesday, March 10
- Continue site analysis, testing, and mapping