

Accessory Dwelling Units Code Amendment

Stakeholder Meeting

December 16, 2020

Introductions

Welcome and thank
you for joining us!

Background

- **Housing Study**
 - Analysis of existing housing market and gaps in market – last phase expected to be complete early next year
- **Commission on Equitable Housing and Development**
 - Recently established by M&C
 - First meeting anticipated in early 2021
- **Thrive in the 05**
 - Choice Neighborhood study – ADUs included in Transformation Plan as a way to grow the housing stock and support multi-generational housing
- **Climate Emergency Declaration**
 - Supports energy-efficient housing options and infill
- **Age Friendly Tucson Action Plan**
 - Goals include providing affordable housing options for older adults and to facilitate older adults and people with disabilities aging in place

Accessory Dwelling Units

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU) is an independent housing unit with its own kitchen, bathroom, living and sleeping space. These units are typically under 1,000 square feet and are accessory to a primary residence.

Types of Accessory Dwelling Units

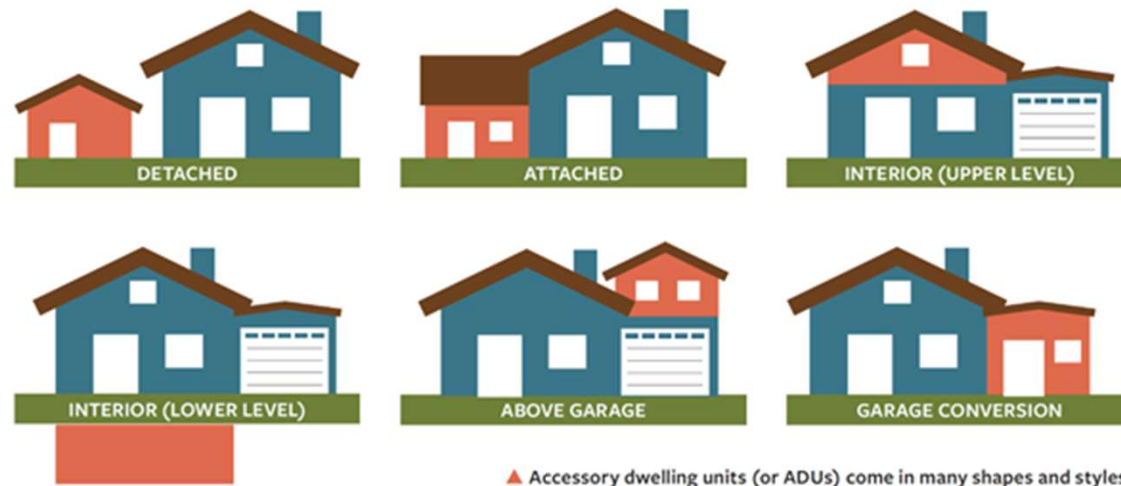


Image Source: The ABCs of ADUs: A guide to Accessory Dwelling Units and how they expand housing options for people of all ages (AARP)

Benefits of ADUs

- Increase the supply of affordable rental housing
- Encourage flexible housing options for seniors
- Support multi-generational households
- Provide supplemental income to landowners and promote neighborhood stability
- Support climate-resilient infill development

Current Regulations in Tucson

- 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
- Minimum lot size requirements and density regulations make it difficult to develop ADUs on most standard size lots in urban residential districts

Regulatory Issues to be Addressed



- ADU type and size
- Density and lot size requirements
- Dimensional standards including height, lot coverage and setbacks
- Parking requirements
- Alignment with building and fire codes
- Alignment with existing standards regarding group dwellings, home occupations, and historic districts
- Amnesty for existing, unpermitted ADUs

Scope for Code Amendment

1. Define ADU as an allowed residential use
2. Determine appropriate zones for this use
3. Develop use-specific standards (i.e. unit size, height, minimum lot size, maximum lot coverage, setbacks, parking, occupancy)

Stakeholder Group



Feedback and guidance on potential zoning change

Feasibility
Practitioner experience
Neighborhood perspectives



Collaboration on implementation and broader ADU efforts:

Education and Awareness
Technical Assistance (design, permitting)
Financing
Local expertise and workforce

Research and Analysis

Review of codes and policies in other jurisdictions

Mapping to understand zoning district regulations and suitable sites

Site analysis

Case Studies

	City of Flagstaff	City of Durango	City of Tempe	City of Portland	City of Minneapolis
Type	Attached, detached, or interior	Integrated & detached	Attached & detached	Attached & detached & interior	Internal (attic or basement), attached, detached
Use/ Definition	ADU may only be permitted on a lot if a single-family dwelling already exists on the lot or one will be constructed	Subordinate to principal unit or part of house, unified ownership, separate and complete housekeeping unit	ADUs can only be built on parcels in multi-family zones where a single-family home already exists	A smaller, auxiliary dwelling unit on the same lot or with a house, attached house or manufactured home	Used to provide more flexible housing options in built-out urban neighborhoods
Size	An ADU shall not exceed 33% of total floor area of principal residence and ADU combined; No less than 300 sqft in GFA and not exceed 600 sqft in GFA	Floor area should not exceed 550 sqft unless ADU is located in basement	Floor area of ADU cannot exceed 600 sqft	No more than 75% of the living area of the house or 800 sqft, whichever is less	Floor area min: 300 sqft; max: 800 sqft (internal or attached); 676 sqft or 10% of lot area
Height	Max: 24ft.	Max: 18ft	ADU building must still comply with zoning height requirements in zone	20 feet (for detached)	Cannot exceed the height of the principal structure or 20ft
Parking	One off-street parking space required	One off-street parking space shall be provided for the ADU	No additional parking required for ADU	Additional on-site parking is not required for an ADU	An additional parking space is not required for the ADU
Occupancy by Owner	Property owner must occupy either the primary residence or the ADU	Either the principal residence or the accessory dwelling unit must be owner-occupied.	Not specified	Not specified	Property owner must reside in either the main house or in the ADU
Number of ADUs Per Lot	Only one ADU per lot	No parcel shall contain more than one ADU	Only one ADU per lot	Only one ADU per lot	Only one ADU is allowed per lot, an ADU is allowed on the same lot as a single or two family home
Amenities	Kitchenette, bathroom, living and sleeping space	Entrance, kitchen, sleeping area, bathroom, living area	Not specified	Independent living facilities with provisions for sleeping, cooking, and sanitation	Cooking, sleeping, and sanitation facilities
Number of Occupants	Two	Occupancy of lot is limited to one "family" or 5 unrelated people	Not specified	Total allowed for a household (per Portland's zoning code)	Not specified

Outreach Timeline

Milestone/Task	Date
M&C Initiation	November 17, 2020
Stakeholder group meeting	December 2020
Stakeholder group meeting	January 2021
Public Meeting #1: Issues and Opportunities	February 2021
Stakeholder group meeting	February 2021
Public Meeting #2: Potential Solutions for Tucson	March 2021
Stakeholder group meeting	March 2021
Commission on Equitable Housing and Development	February/March 2021
Public Meeting #3: Draft Proposal	April 2021
Planning Commission Study Session	April 2021
Planning Commission Public Hearing	May 2021
M&C Review	June 2021

Related Initiatives

- Affordable Housing Summit – January 25-28
- Vitalyst grant proposal
- CAPLA research
- Others?

Next Steps

1

Stakeholder Meeting in January

- Initial findings from mapping and site analysis

2

Public Meeting

- Following Housing Summit