

ACCESSORY DWELLING UNIT (ADU) TEXT AMENDMENTS

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BACKGROUND

- Started discussion with Council - Nov. 2023
 - Mesa allowed ADU since 1939
 - What changes could be made to reduce the barriers for constructing ADUs
- Conducted public outreach - Spring 2024
 - 1 virtual meeting
 - 2 in person meetings
- State considered requirements for ADU - Spring 2024
 - HB 2720 signed into law - May 2024





HB 2720 REQUIREMENTS

- Allow one attached and one detached ADU - on all lots or parcels where a single-family dwelling is allowed
- Allow a 3rd ADU - on a lot or parcel that is:
 - one acre or more in size
 - IF at least one ADU on the lot or parcel is a restricted-affordable dwelling unit

HB 2720 REQUIREMENTS

- May not require an ADU to match the exterior design, roof pitch or finishing materials of the single-family dwelling
- May not set restrictions for ADUs that are more restrictive than single-family dwellings
 - height, setbacks, lot size or coverage or building frontage





HB 2720 REQUIREMENTS

- May not establish rear or side setbacks greater than 5 feet
- Size permitted to be 75% of the primary dwelling unit up to 1,000 sq. ft.
- May not require additional parking for an ADU

PROPOSED TEXT AMENDMENTS



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Amend Permitted Zoning Districts:

- Allow in RM-5 and RSL Districts
- On any lot/parcel containing an existing single residence

Amend Permitted Number:

- From - one ADU permitted per lot
- To - one attached and one detached ADU permitted per lot. 3rd ADU permitted on a lot that is:
 - one acre or more in size
 - IF at least one ADU is a restricted-affordable dwelling unit



PROPOSED TEXT AMENDMENTS

Amend Floor Area Requirements:

- From - 30% of primary dwelling
- To - 75% of primary dwelling not to exceed 1,000 sq. ft.

Amend Height Requirements:

- From - standards based on location in the backyard
- To - maximum building height per the underlying zoning district

PROPOSED TEXT AMENDMENTS

Amend Setback Requirements:

- From - standards based on the size and height of the ADU
- To - minimum 5-foot rear and interior side setback
- Allow non-conforming structures that do not meet setbacks to be converted or expanded to include ADUs without requiring a Special Use Permit



PROPOSED TEXT AMENDMENTS

PUBLIC SAFETY FACILITIES

Amend Permitted Zoning Districts:

- Not currently permitted within any Residential District
- Add Public Safety Facilities as a permitted use in RS, RSL, and RM zones
- Add a new footnote specifying city owned and operated facilities
- General Purpose of Residential Districts: Provide for appropriate public and quasi-public uses where they are compatible with residential neighborhoods

PROPOSED TEXT AMENDMENTS

DETACHED ACCESSORY STRUCTURES

Simplify Setback and Height Requirements:

- Less than or equal to 200 square feet (≤ 8 feet in height)
 - Can encroach into side and rear yards (no min. setback)
- Greater than 200 square feet (> 8 feet and ≤ 15 feet in height)
 - Can encroach into side and rear yards (min. 5 feet setback)
- Greater than 200 square feet (> 15 feet in height)
 - Cannot exceed maximum building height of the underlying zoning district, or the height of the primary building, whichever is less
 - Comply with underlying zoning's setback requirements



QUESTIONS



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