



2025 ZONING CODE REFINEMENT

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PROPOSED AMENDMENTS

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- Modify the maximum size allowance for detached accessory buildings or structures
- Clarify the setback requirements when converting existing structures to accessory dwelling units
- Modify the definition and requirements for home occupations
- Add a definition for “Building Addition”

SECTION 11-30-1: DETACHED ACCESSORY BUILDINGS OR STRUCTURES

- Total GFA of all detached accessory buildings on a lot-including ADUs-can't exceed the GFA of the primary building
 - State law limits how municipalities can govern ADUs, including size
 - **Recommendation:** Remove ADUs from total GFA calculations for detached accessory buildings
 - Previous amendment to Section 11-30-1 removed the option to exceed the GFA of the primary building with approval of a SUP
 - **Recommendation:** Reinstate the SUP option to restore flexibility

SECTION 11-31-3: ACCESSORY DWELLING UNITS

- Setback requirements for the conversion of an existing structure to an ADU are unclear
- Conflicting setback requirements for legal non-conforming vs. existing structure ADU conversions
 - **Recommendation:** Create separate standards for ADU conversions involving
 - Primary residences
 - Detached accessory structures
 - Legal non-conforming structures

SECTION 11-31-33: HOME OCCUPATIONS

- Home Occupation regulations aren't consistently interpreted, creating enforcement challenges
 - **Recommendation:** Modify the definition and standards to clarify and strengthen its purpose as an incidental use and that adherence to all standards is required

NEW DEFINITION FOR “BUILDING ADDITION”

- MZO lacks clear criteria for when structures are considered attached
- Historically used 6-foot separation rule (from old IRC fire codes)
- Current interpretation: structures within 6 feet = attached
 - **Recommendation:** Create a definition to:
 - Differentiate between attached and detached structures
 - Ensure additions are substantive and not minor “tacked on” elements



QUESTIONS?



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