



City Council Study Session Accessory Dwelling Units

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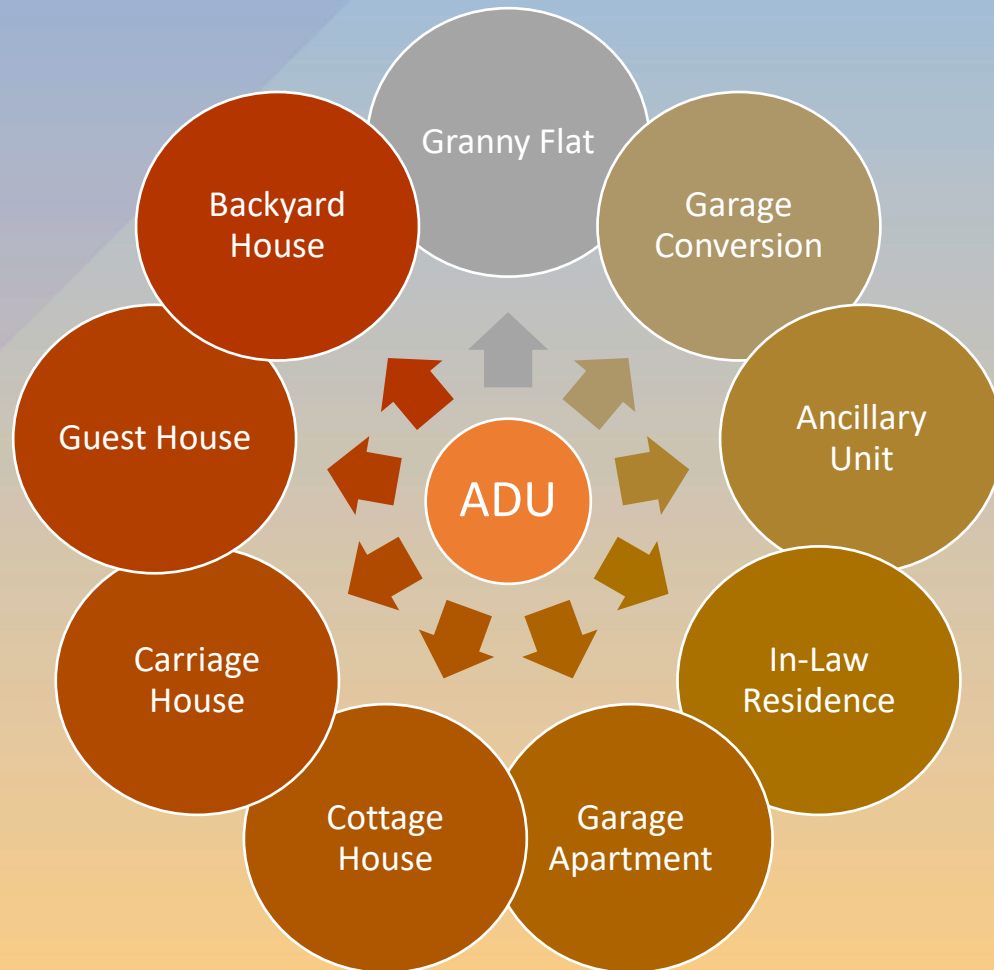
Presentation Overview

- What is an ADU?
- Background
- Mesa's Current Standards
- Municipal Comparison
- Challenges and Opportunities
- Potential Incentives
- Next Steps





What is an ADU?



- Independent housing unit on the same property as a primary dwelling
- Accessory to and smaller than the primary dwelling
- Can be rented separately
- Can be attached, detached or converted space (e.g. , garage)
- Can be stick framing, modular, or manufactured



Background

- Mesa allowed for ADUs since at least 1939
- State proposed legislation in 2023
 - Require municipalities over 30,000 to allow ADUs in any zoning district that allowed residential uses
 - Municipalities could still regulate height, size, lot coverage, setbacks, and process
- Proposed legislation, if passed, would have required Mesa to allow ADUs in some additional zoning districts
 - RM-5, NC, LC, GC, MX, DB-1, DB-2, DC, T4MS, T5N, T5MSF, T5MS, T6MS





Mesa's Current ADU Standards

- Permitted in Single Residence, Multiple Residence, Downtown Residential, and Agriculture zoning districts
- Development Standards (Section 11-31-3)
 - One ADU per lot
 - May be attached or detached
 - Requires a separate entrance
 - May be rented
 - May be accessible from primary dwelling
 - Must be served by the water service of the primary dwelling





Mesa's Current ADU Standards

- Adhere to lot coverage, maximum height
- Required Setbacks
 - Attached ADUs follow setbacks for primary dwelling
 - Detached ADUs follow the setback requirements for Detached Accessory Buildings (Section 11-30-17)
- Maximum Size
 - 30% of the floor area of primary dwelling
 - Within the Town Center Redevelopment Area or an Infill District may be 50% of the floor area of the primary dwelling
- Architecturally compatible with primary dwelling





Municipal Comparison

ADU - Permitted Zones

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|-------------------------------------|--|--|-----------------------|--|-------------------------|-------------------------|
| Residential Districts (except RM-5) | Residential Districts (not permitted on lots having a duplex or triplex) | Single-family Districts | Residential Districts | Multi-family Districts (where a single-family home exists) | Single-family Districts | Single-family Districts |
| Agricultural District | Some Commercial District | Multi-family Districts (where a single-family home exists) | | | | Agritainment District |
| Some Form Based Code Districts | Form Based Code Districts | | | | | |



Municipal Comparison

ADU Options

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------|
| Attached or detached | Attached or detached | Attached or detached | Attached or detached | Attached or detached | Attached or detached | Detached only |



Municipal Comparison

Maximum ADU Size

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|--|--|--|--|------------------------------------|--|-------------------------------|
| ≤30% of the primary dwelling unit | ≤75% of the primary dwelling unit | Subordinate to the primary dwelling unit | ≤30% of the rear yard area | ≤800 sq. ft. of livable floor area | ≤50% livable area of primary dwelling unit | ≤50% of primary dwelling unit |
| ≤50% of the primary dwelling unit in Town Center Redevelopment Area or Infill District | Lots ≤10,000 sq. ft. = 1,000 sq. ft. | Sum of all building footprints ≤ max. lot coverage | Sum of all building footprints ≤ max. lot coverage | | Cannot exceed 30% of rear yard area | |
| | Lots > 10,000 sq. ft. = the lesser of 3,000 sq. ft. or 10% of the lot area | 2,000 sq. ft. in non-residential zoning districts | | | | |



Municipal Comparison

Attached ADU Setbacks

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------|
| Per district setbacks | Per district setbacks | Per district setbacks | Per district setbacks | Per district setbacks | Per district setbacks | N/A |



Municipal Comparison

Detached ADU Setbacks

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|---------------------------------------|--|--|-----------------------|--------------------------------------|--|-----------------------|
| Variable, setback based on ADU height | Minimum 10' from street side property line | Per district setbacks | Per district setbacks | Variable setback based on ADU height | Minimum 2' setback from all property lines | Per district setbacks |
| | Minimum 3' from interior property line | Units in lofts over a detached garage exempt | | | Additional 1' setback for every foot over 10' tall | |
| | No setback when adjacent to alley | | | | | |



Municipal Comparison

Maximum ADU Height

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|---|---|---------------------------------|----------|--|---------------------------------|---------------------------------|
| Attached - per max. height of the district | Rear Yard - 15' | Per max. height of the district | 15' | Attached - per max. height of the district | Per max. height of the district | Per max. height of the district |
| Detached - max. height varies based on location | Side Yard - 8' | | | Detached - 15' | | |
| Outside rear or side yard - per max. height of the district | Outside rear or side yard - per max. height of the district | | | | | |



Municipal Comparison

Additional Parking Required

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|------|---------|-----------------------------|----------|-------|------------|-----------------------------|
| No | No | 1 additional space required | No | No | No | 1 additional space required |



Municipal Comparison

Rentals Allowed

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|------|---------|---------|----------|-------|--|-------------|
| Yes | Yes | Yes | No | Yes | Yes When rented with primary building | No |



Municipal Comparison

Approval Process

| Mesa | Phoenix | Gilbert | Chandler | Tempe | Scottsdale | Queen Creek |
|----------------|--|--|--|----------------|----------------|----------------|
| Administrative | Administrative | Administrative Use Permit | Administrative | Administrative | Administrative | Administrative |
| | Use Permit required if ADU exceeds 15' in height or ADU is in front yard (still administrative approval) | Zoning Administrator may require the Planning Commissions approval - proposal has "special community significance" | ADUs in non-single-family zoning districts require Site Development Plan (still administrative approval) | | | |



Opportunities and Challenges

Opportunities:

- Increase housing supply
- Provide smaller, more affordable units
- Fit well within existing neighborhood, provides added density at an appropriate scale
- Additional income source for homeowners
- Allows older population to downsize living accommodations and stay in place
- Offers caretaker option for families

Challenges:

- Cost - design, site work, construction, etc.
- Additional demand on utilities
- Opposition from neighbors
- Possible increase in nuisance complaints due to increased density (e.g. noise, trash, parking)



Potential Incentives

- Garage Conversions
 - Remove requirement that lost covered parking spaces be replaced elsewhere on site
- Non-Conforming Structure Conversions
 - Allow homes and existing accessory structures (e.g. sheds, detached garage) with non-conforming setbacks to be altered and expanded without requiring a Special Use Permit
 - If they do not further reduce setbacks and adhere to all other standards





Potential Incentives

- Increase ADU/home square footage ratio
 - Additional opportunities for properties with small homes to construct an ADU
 - 75% of the primary structure up to 1,200 sq. ft., whichever is less
 - May not exceed lot coverage requirements
 - Total sq. ft. of all accessory structures may not exceed 100% of the primary structure





Potential Incentives

- Allow Factory-Built Units as ADUs
 - Wholly or substantial part manufactured at an off-site location
 - Assembled on site
 - Meets all requirements of the State Building Code
- Develop Permit-Ready Plans
 - ADU plans of different sizes and styles available for purchase or free
 - Dedicated Permit-Ready webpage
 - Expedites process with approved plans





Potential Next Steps

- Study Session with the Planning & Zoning Board
- Community Outreach
- Draft MZO text amendments
- City Council Study Session





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