



# City Council Study Session Accessory Dwelling Units

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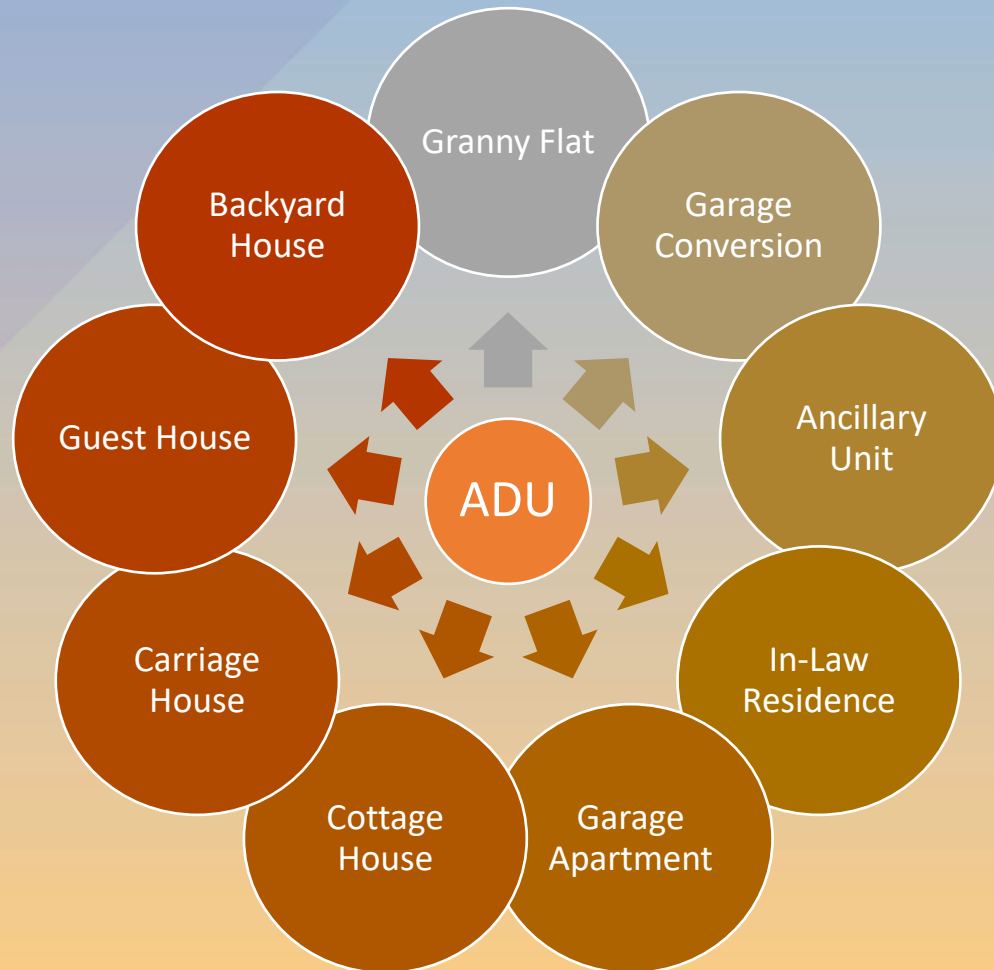
# Presentation Overview

- 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

