

Welcome to the Public Meeting!



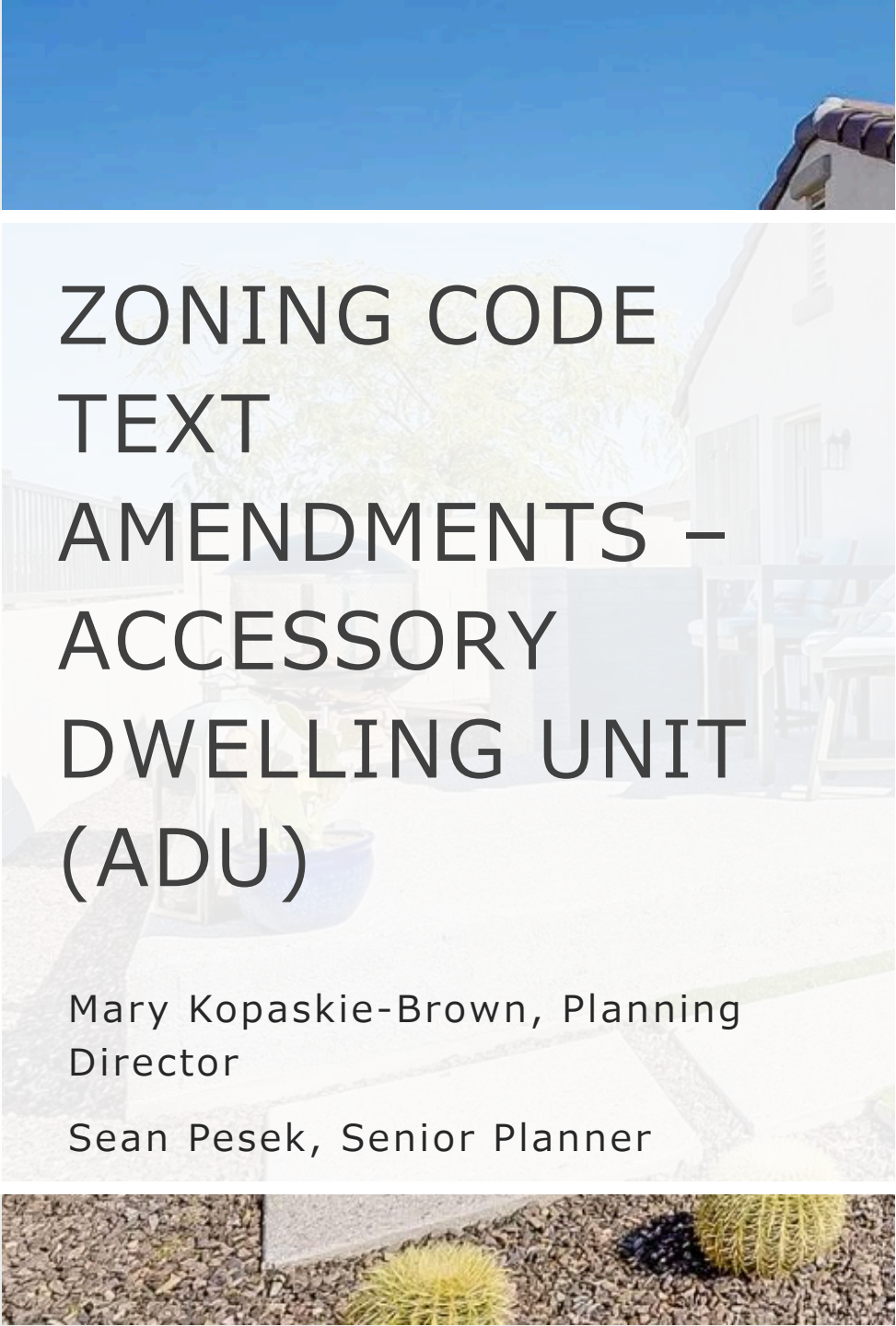
Q&A will be held at the end of the presentation.



If you'd like to speak during the Q&A, please type your full name and the topic of your comment, question or concern in the chat bar. Staff will call upon you when it's your turn!



Please remain muted unless you are called upon.



ZONING CODE
TEXT
AMENDMENTS –
ACCESSORY
DWELLING UNIT
(ADU)

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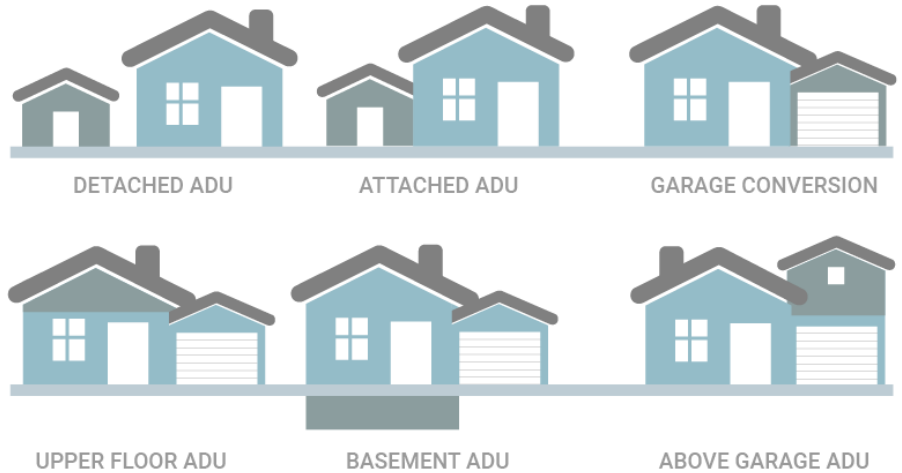


Meeting Agenda

- Introductions
- What is an ADU?
- History of ADUs
- Mesa's Current Standards
- Proposed Changes to Current Standards
- Anticipated Timeline
- Q&A



What is an Accessory Dwelling Unit (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 factory-built

Benefits of ADUs

- Increases housing supply
- Provides smaller, more affordable units
- Additional source of income for homeowners
- Allows older residents to age in place
- Offers caretaker opportunities for families



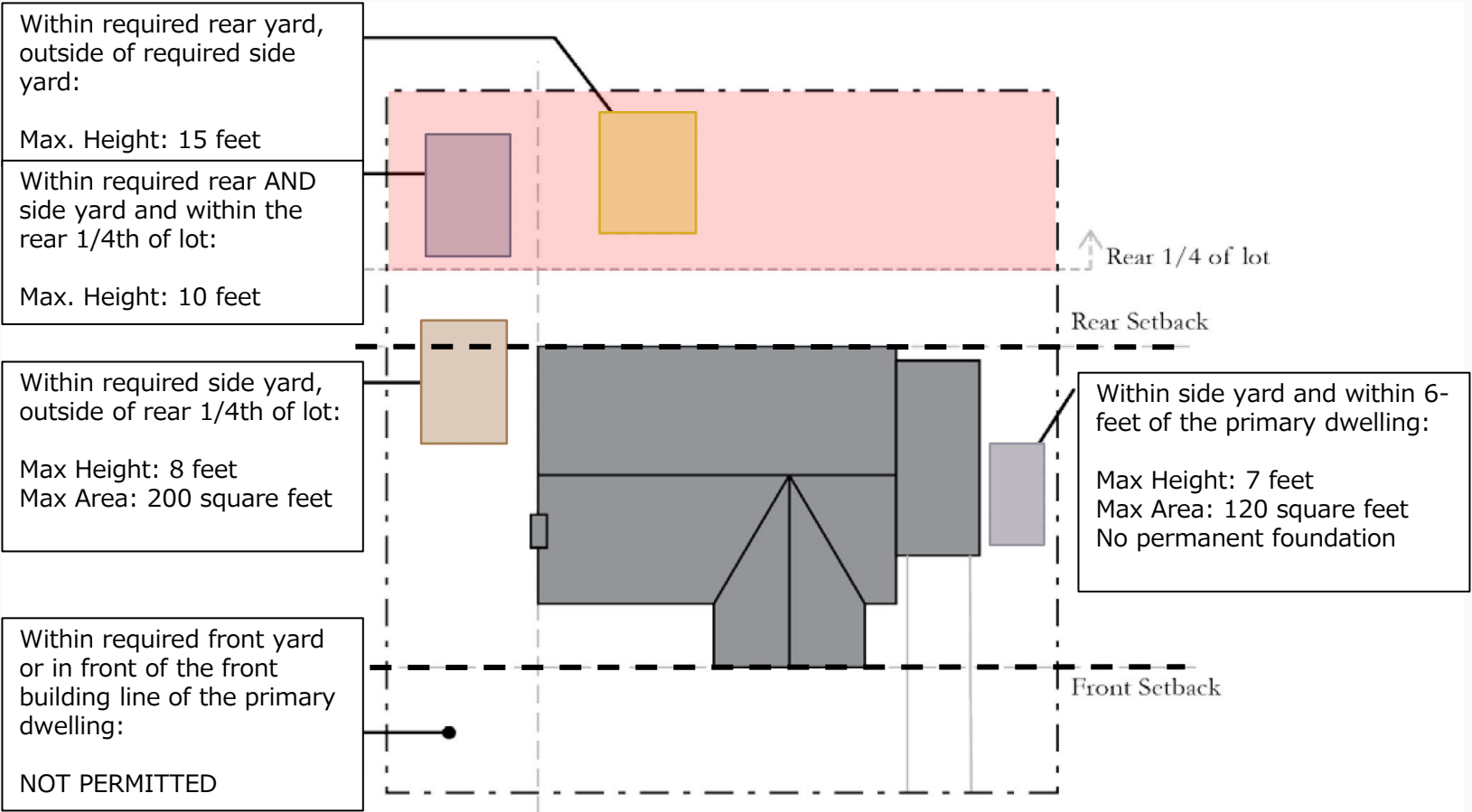


Current Zoning Code Regulations

Current Zoning Ordinance Regulations

- Permitted in most residential zones (except RSL and RM-5)
- One ADU permitted per lot
- Must be architecturally compatible with the primary dwelling
- Requires a separate entrance
- May be accessible from the primary dwelling
- May be rented, including short-term rentals
- Subject to the maximum lot coverage requirements
- No additional parking required for an ADU

Current Detached Accessory Structure Height Requirements



Current Zoning Ordinance Regulations

- Maximum Size
 - 30% of the gross floor area (GFA) of primary dwelling
 - Within the Town Center Redevelopment Area or an Infill District may be 50% of the GFA of the primary dwelling
- Required Setbacks
 - Attached ADU - follow setbacks for the underlying zoning district
 - Detached ADU - follow the setback requirements for Detached Accessory Buildings (Section 11-30-17)
- Maximum Height
 - Attached ADU – follow height requirement of the underlying zoning district
 - Detached ADU – varies (based on location in backyard)



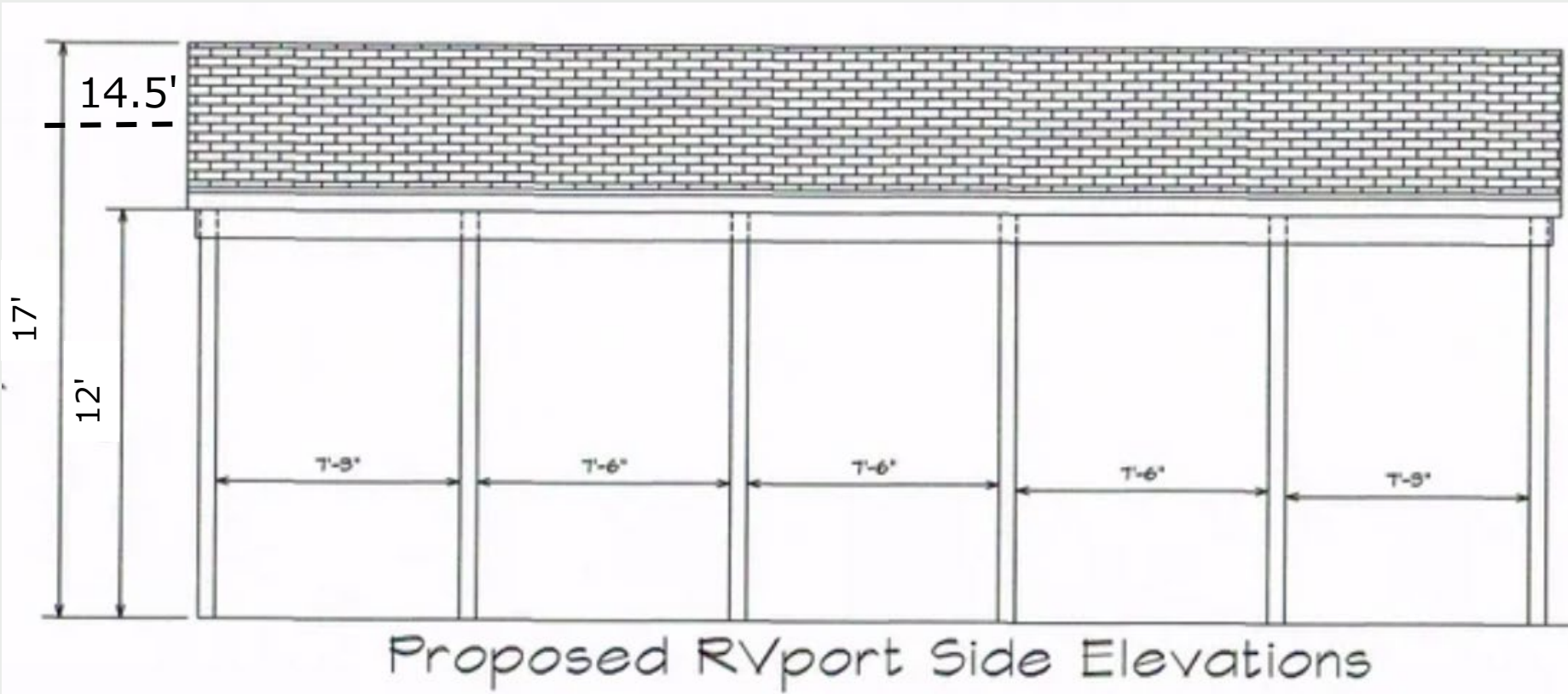
Proposed Zoning Code Regulations

Current Height Measurement

Maximum Height: Within rear $\frac{1}{4}$ lot outside side yard setback



Example



Proposed Height Measurement



Proposed Text Amendments (ADUs)

- Increase permissible zoning districts
 - Allow in all Small Lot Single Residence (RSL) zoning districts
- Increase size allowance
 - From- 30% of GFA of primary dwelling
 - To- 75% of the GFA of the primary dwelling (up to 1,200 sf)

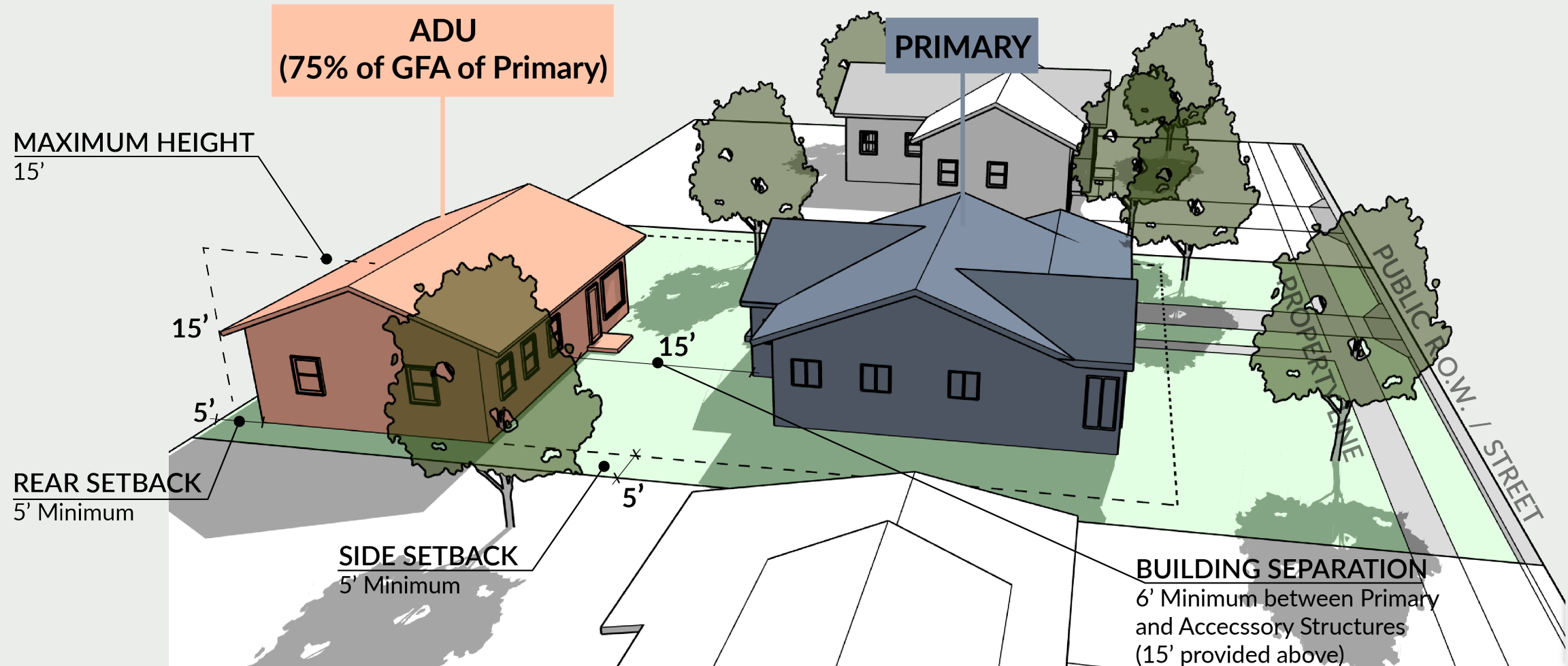
Proposed Text Amendments (ADUs)

- Change height requirements
 - Attached ADUs
 - Single story ADU can't exceed the height of the primary structure or the maximum height of the zoning district (whichever is less)
 - Two-story ADU can't exceed 160% of the height of the primary dwelling or the maximum height of the zoning district (whichever is less)

Proposed Text Amendments (Detached Accessory Structures)

- Establish minimum setbacks for detached accessory structures (includes detached ADUs)
 - ≤ 200 sf
 - May locate within required rear and side yards
 - Allowed up to 8 feet in total height (measured to peak of roof)
 - > 200 sf OR > 8 feet in total height
 - Must be set-back 5-foot min. from side and rear property lines
 - Can't exceed 15 feet in total height (measured to peak of roof)
 - Maintain min. 6' separation from primary residence

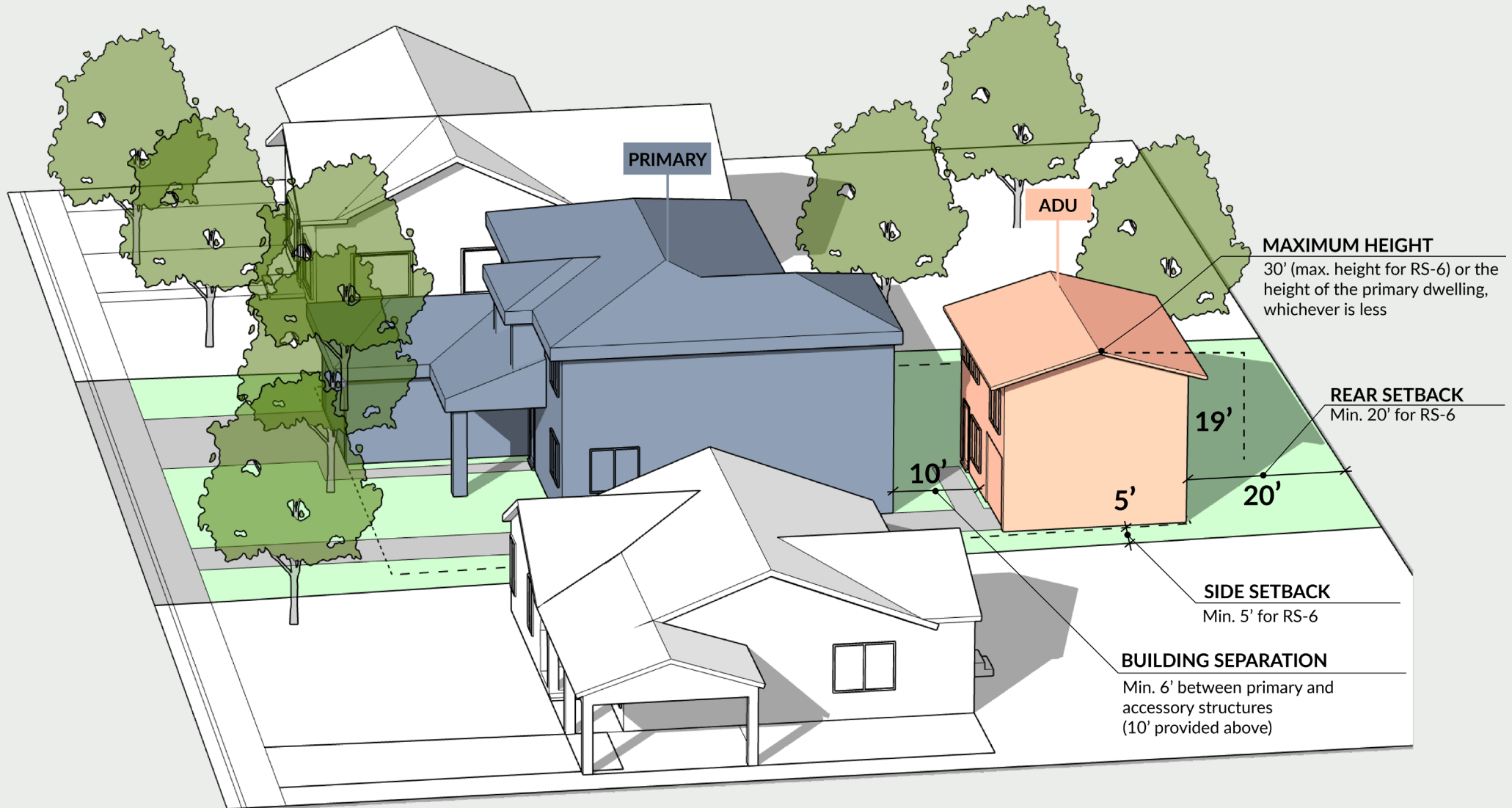
Proposed Setbacks and Height Requirement (>200sf and between 8' and 15' in height)



Proposed Text Amendments (Detached Accessory Structures)

- >15' in total height (measured to peak of roof)
 - Must meet the required side, street side, and rear yard setbacks of the underlying zoning district (e.g., R-6)
 - Height shall not exceed the maximum building height of the underlying zoning district OR the height of the primary residence, whichever is less

Proposed Setbacks and Height Requirement (>200sf and >15' height)



Proposed Text Amendments

- Covered parking not required for carport/garage conversions
- Exceptions for non-conforming structure conversions
 - Existing detached accessory structures that don't meet setback requirements may be converted without altering setbacks
 - Existing primary residences that don't meet setbacks may be altered to include an ADU

Anticipated Timeline





QUESTIONS?

Email: SpecialProjects@mesaaz.gov

Website:

<https://www.mesaaz.gov/business/development-services/planning/special-projects>



What is an ADU?



DETACHED ADU

ATTACHED ADU

GARAGE CONVERSION



UPPER FLOOR ADU

BASEMENT ADU

ABOVE GARAGE ADU

Meeting Goals

- Receive input from stakeholders
- Consider stakeholder input and make any necessary adjustments