

# Accessory Dwelling Units

Initiation of Amendment to Unified Development Code

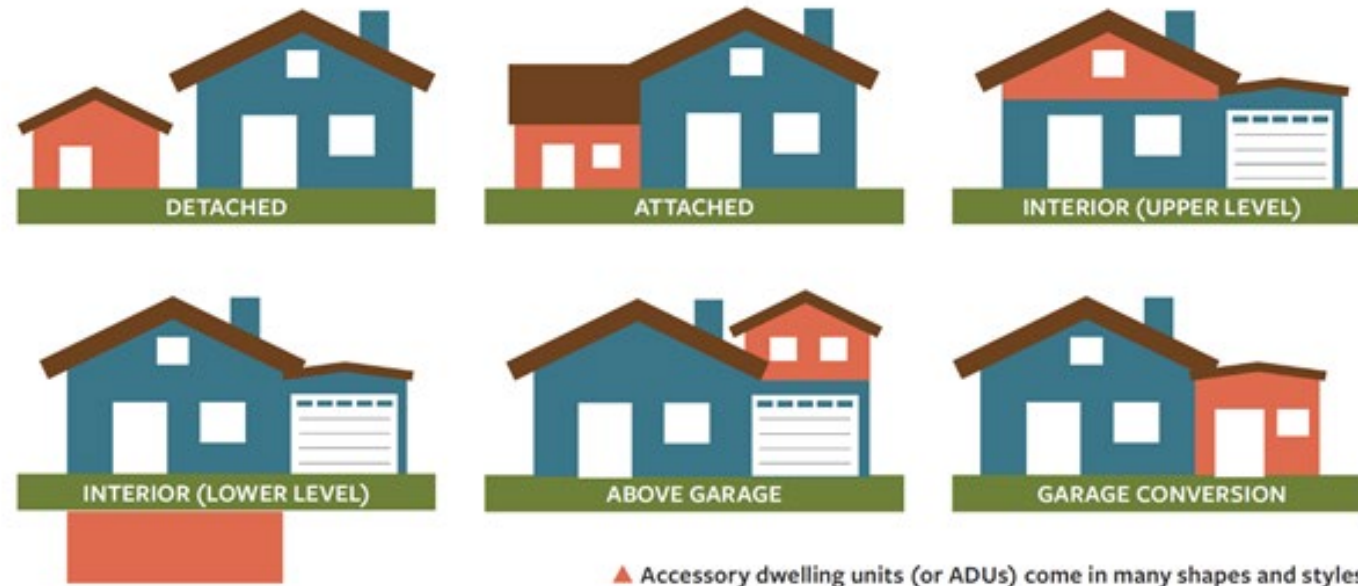
Mayor & Council Study Session, November 17, 2020

# Accessory Dwelling Units

## What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU) is an independent housing unit with its own kitchen, bathroom, living and sleeping space. These units are typically under 1,000 square feet and are accessory to a primary residence.

## Types of Accessory Dwelling Units



## Benefits of ADUs

- Increase the supply of affordable rental housing
- Encourage flexible housing options for seniors
- Support multi-generational households
- Provide supplemental income to landowners and promote neighborhood stability
- Support climate-resilient infill development

# Amendment Supports Existing Policy and Planning Priorities

- **Housing Study**
  - Analysis of existing housing market and gaps in market – expected to be complete by end of 2020
- **Commission on Equitable Housing and Development**
  - Recently established by M&C
- **Thrive in the 05**
  - Choice Neighborhood study – ADUs are included as a strategy included in Transformation Plan
- **Climate Emergency Declaration**
  - Supports energy-efficient housing options and infill
- **Age Friendly Tucson Action Plan**
  - Goals include providing affordable housing options for older adults and to facilitate older adults and people with disabilities aging in place

## Current Regulations in Tucson

- Accessory Dwelling Unit is not a defined term in the UDC
- The standards for accessory buildings and structures specifically state that an accessory building shall not be a dwelling unit
- Minimum lot size requirements and density regulations make it difficult to develop ADUs on most standard size lots in urban residential districts

# Regulatory Issues to be Addressed



- ADU type and size
- Density and lot size requirements
- Dimensional standards including height, lot coverage and setbacks
- Parking requirements
- Alignment with building and fire codes
- Alignment with existing standards regarding group dwellings, home occupations, and historic districts
- Amnesty for existing, unpermitted ADUs

# Timeline

Milestone/Task	Date
M&C Initiation	November 17, 2020
Stakeholder group meeting	December 2020
Public Meeting #1: Issues and Opportunities	January 2021
Stakeholder group meeting	January 2021
Public Meeting #2: Potential Solutions for Tucson	February 2021
Stakeholder group meeting	February 2021
Commission on Equitable Housing and Development	February 2021
Public Meeting #3: Draft Proposal	March 2021
Planning Commission Study Session	April 2021
Planning Commission Public Hearing	May 2021
M&C Review	June 2021

# Request for initiation of UDC amendment

Code Amendment would:

- Define and permit Accessory Dwelling Units
- Identify the zones where they are appropriate
- Create development standards regulating unit size, height, minimum lot size, maximum lot coverage, setbacks, parking requirements and other relevant aspects