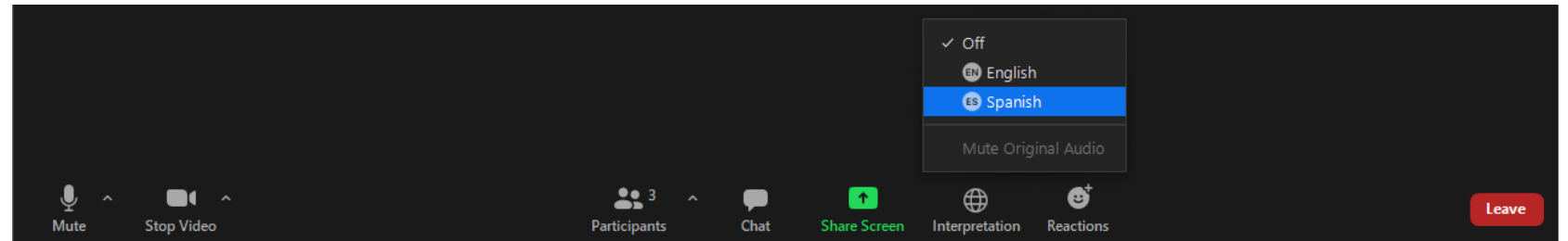


# Accessory Dwelling Units in the City of Tucson

Public Meetings

May 19, 22, 24 & 25, 2021

# Interpretación en Español



## Meeting Purpose

- Build a shared understanding of what ADUs are and how they could benefit our community
- Share what we heard at the first public meetings in February and through online comments
- Present a DRAFT proposal based on this input and extensive discussion by our stakeholder group
- Listen to your ideas on how to improve this draft proposal
- Allow opportunity for dialogue with your fellow community members
- Make sure everyone understands the next steps

# Agenda

1. Welcome and Meeting Overview
2. Background
3. What We've Heard
4. Draft Proposal for ADUs in Tucson
5. Your feedback
  - Small groups by topic
6. Quick Poll
7. Close and Next Steps

# Group Agreements

- Please be concise
- Allow everyone to speak before speaking again
- Respect the time limits / use the chat
- Be respectful of others and of differing viewpoints
- Stay on topic

# 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.

## Also known as a:

- Casita
- Mother-in-law unit
- Granny Flat
- Backyard Cottage
- Carriage House

# Accessory Dwelling Units

## Types of Accessory Dwelling Units

ADUs can be detached, attached, or a separate space within the primary house

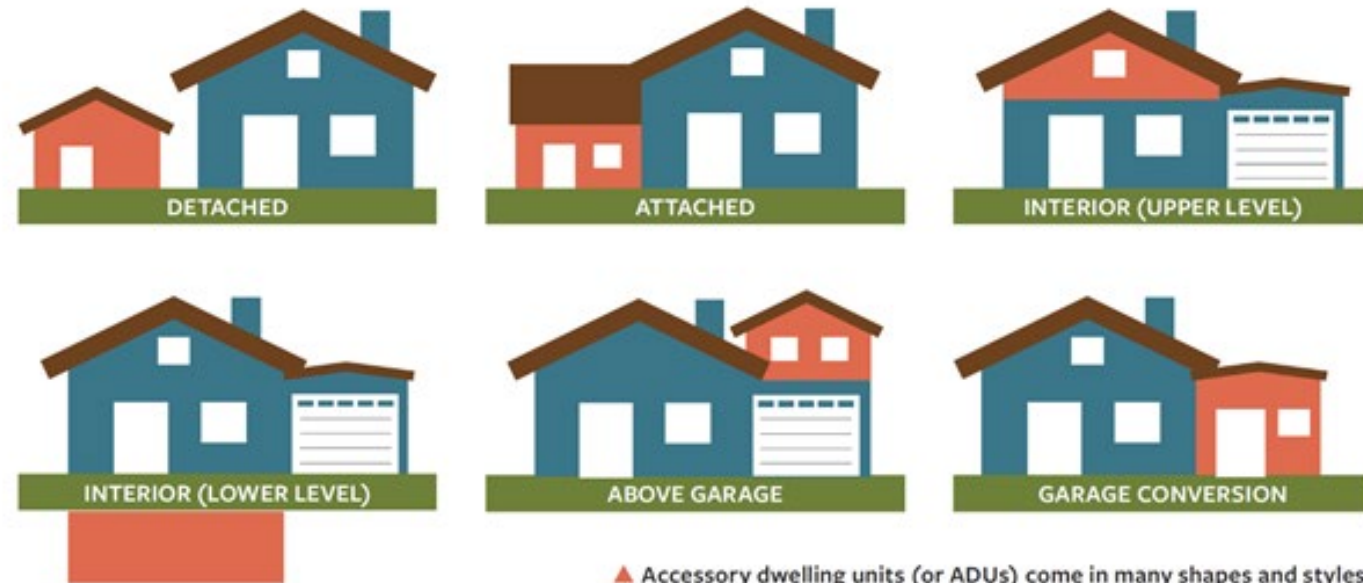


Image Source: The ABCs of ADUs: A guide to Accessory Dwelling Units and how they expand housing options for people of all ages (AARP)

# Existing Casitas in Tucson



**Casita accessed from the alley or through an interior courtyard**



# Existing Casitas in Tucson



**Attached guest house**



**Affordable Housing**



**Housing Options for Seniors**



**Climate Action and Resiliency**

What are some of the reasons for this code amendment?



# What We've Heard



**200 people attended  
public meetings in  
February**

3 virtual meetings held



**77 online comments  
received**

39 concerned  
37 supportive



**40 members of  
stakeholder group**

6 meetings held

# What We've Heard – Previous Public Meetings

## How do you think Accessory Dwelling Units could benefit your neighborhood and/or family?

- Meeting affordable housing needs
- Supporting seniors who wish to age in place
- Options for multi-generational housing and family support
- Income and financial stability – for homeowners and the broader community
- Neighborhood stability and diversity of housing types
- Infill development that reduces sprawl and supports climate solutions
- Regulation and improvement of existing units



# What We've Heard – Previous Public Meetings

## What are some concerns you have?

- Impact of rental housing
- Student housing/mini-dorms
- Short-term rentals
- Parking and traffic
- Privacy and neighborhood safety
- Property values and taxes
- Speculation
- Affordability
- Cost to develop an ADU
- Specifics of proposed regulations
- Enforcement and monitoring
- Sustainability and heat island effect
- Historic standards and neighborhood character



# What We've Heard – Previous Public Meetings

## What are some ways those concerns could be addressed?

- Appropriate regulations with respect to ADU size, lot size, setbacks, etc.
- Financial assistance to ensure affordability
- Model plans and expedited permitting
- Occupancy requirements
- Parking requirements/utility meters
- Enforcement
- Neighborhood-based regulations/review
- Sustainability incentives



# What We've Heard – Online Survey

## Concerned Comments







# Stakeholder Group

## Goals for code amendment as prioritized by stakeholder group:

1. Increase the supply of affordable housing
2. Encourage flexible housing options for seniors who wish to age in place
3. Support multi-generational households
4. Support climate-resilient and sustainable infill development that supports multi-modal transportation
5. Provide supplemental income to landowners and support local economic stability
6. Allow diverse and flexible housing options within a neighborhood and promote mixed-income communities
7. Permit a housing style that already exists in our community and provide a legal avenue for upgrades
8. Retain neighborhood character

# Stakeholder Group

## Issues to be Addressed

- Appropriate districts and size and site standards for ADUs – building area, height, setbacks
- Occupancy – rentals, group dwellings, short-term rentals
- Parking and vehicular access
- Affordability and cost to develop an ADU
- Speculation and impact on property values/taxes
- Privacy mitigation
- Enforcement and monitoring
- Sustainability and heat island effect
- Building standards
- Historic Standards and compatibility

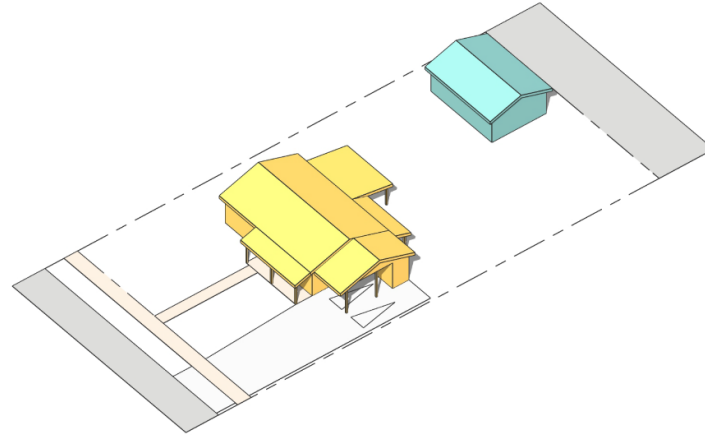
# How do ADUs provide affordable housing?

- Add to supply of housing for our community
- Market-rate ADUs tend to rent for less than is typical for the neighborhood where an ADU is located, promoting mixed-income neighborhoods<sup>1</sup>
- Units can also be developed and rented for lower costs using subsidies or incentives
- Units can provide additional income for homeowner, making homeownership more sustainable and promoting neighborhood stability
- Many units are not rented on the market, instead serving as housing for family members or friends

<sup>1</sup>Jake Wegmann & Karen Chapple (2014) Hidden density in single-family neighborhoods: backyard cottages as an equitable smart growth strategy, *Journal of Urbanism: International Research on Placemaking and Urban Sustainability*, 7:3, 307-329, DOI:10.1080/17549175.2013.879453

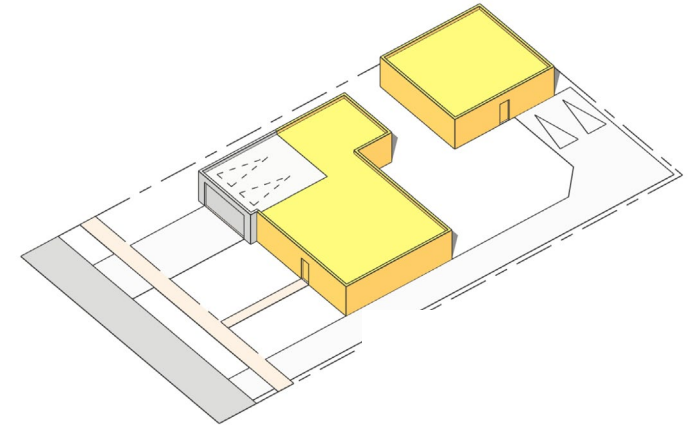
# What is Allowed today

## Sleeping Quarters



- Allowed on any residentially zoned parcel with residential use
- Size limited to 50% of size of principal structure
- Kitchenette allowed
- No additional parking required
- Max building height of 12' unless attached to principal structure

## Second Residential Units

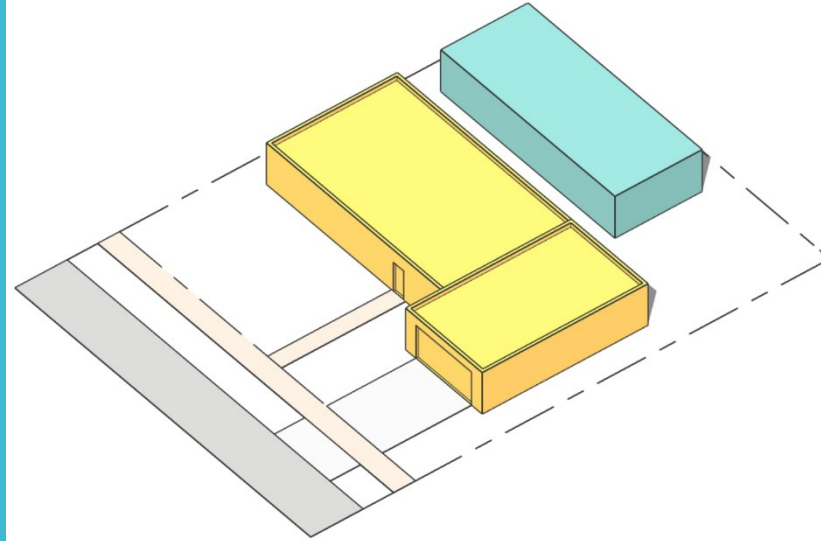


- Allowed in R-1, R-2, & R-3 zones based on lot size
- No size limit (25% difference from primary structure in R-1)
- Full kitchen allowed
- Parking required
- Max building height same as primary dwelling (25')

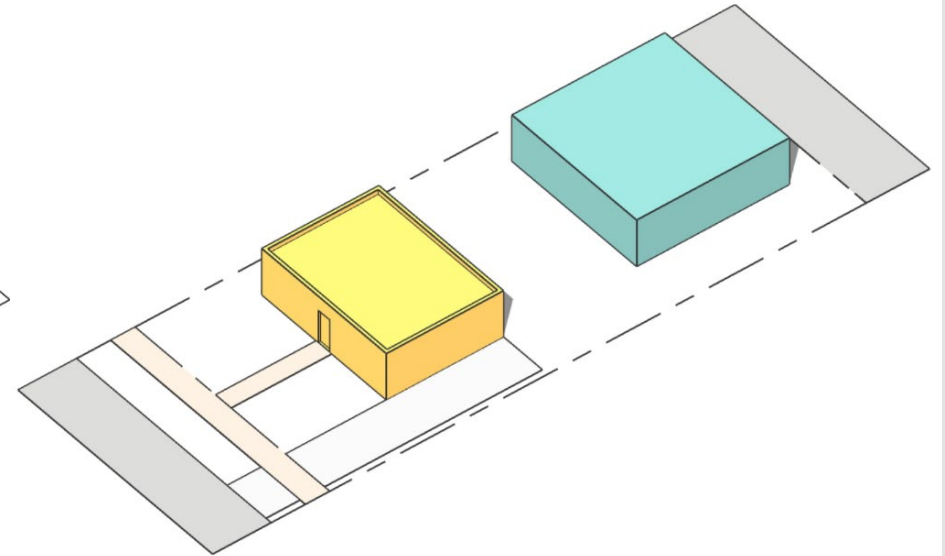
# Draft Proposal: Building Size

## Proposed regulation:

- 1,000 SF maximum size of ADU



R1: 1000 sq ft ADU

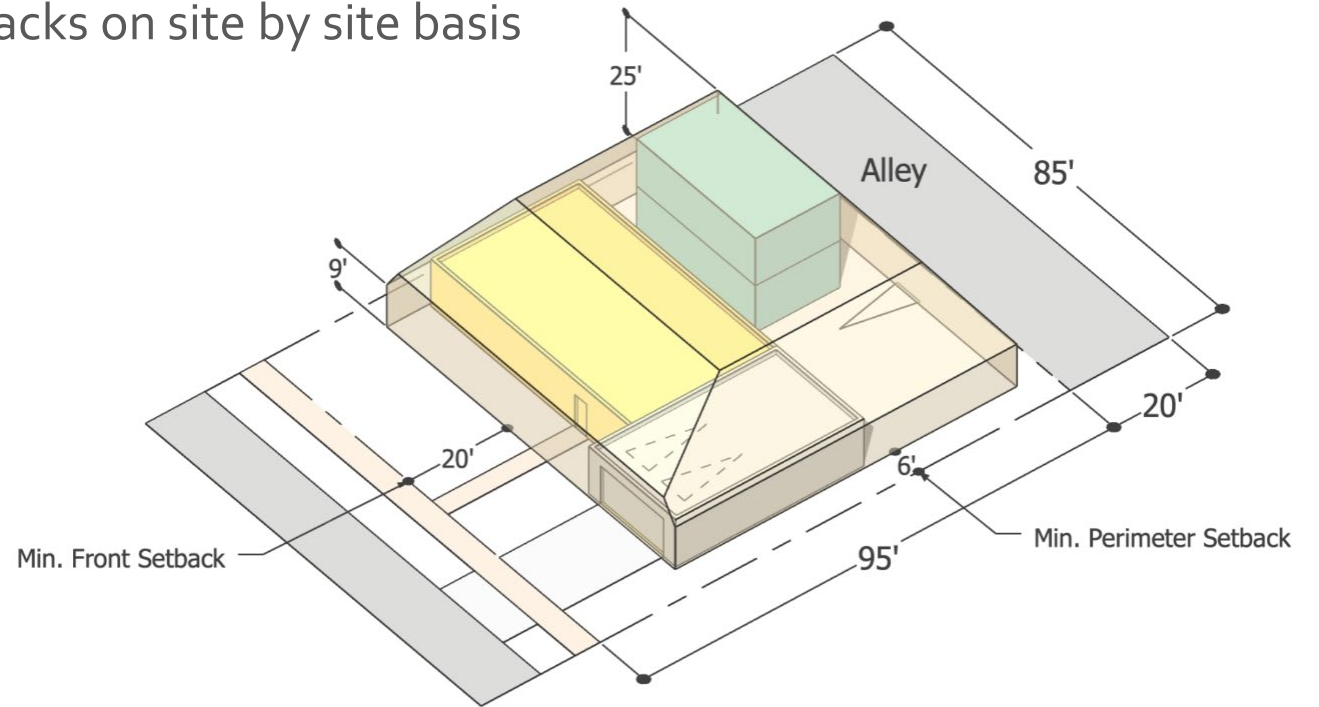


R2: 1000 sq ft ADU

# Draft Proposal: Setbacks and development standards

## Proposed Setbacks and Dimensional Standards:

- No proposed changes to setbacks, maximum building height or maximum lot coverage
- Existing Design Development Option (DDO) provides an avenue to reduce setbacks on site by site basis

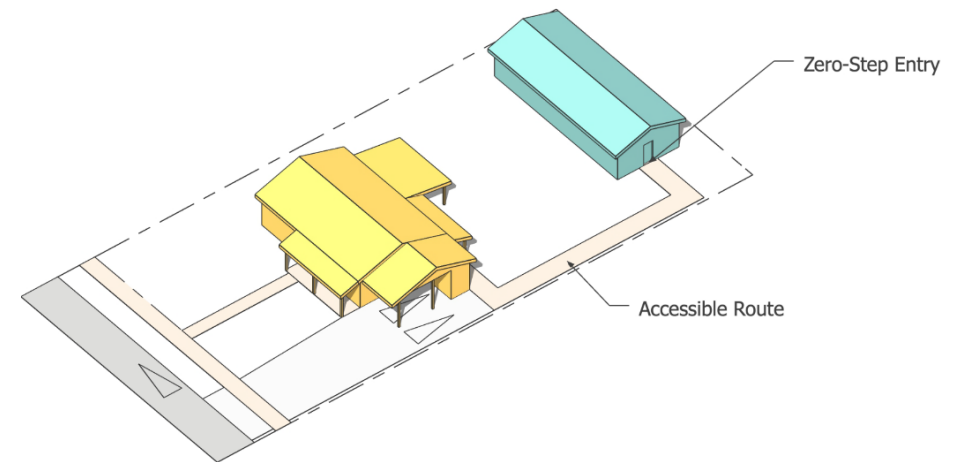


Existing Setbacks/Height Limits

# Draft Proposal: Building Standards

## Existing Building Standards:

- ADUs must be built on a permanent foundation
- ADUs must comply with Inclusive Home Design regulations such as zero step entry, grab bars, etc.



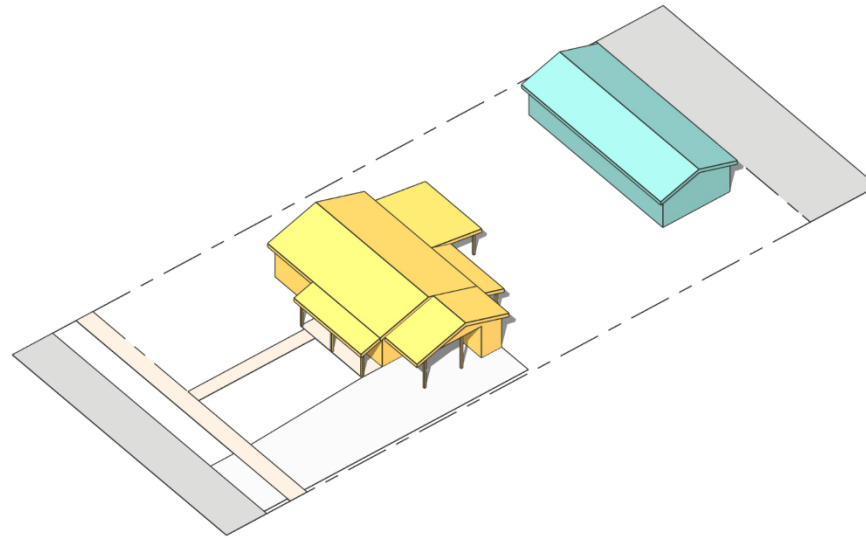
Inclusive Home Design: Accessibility Features



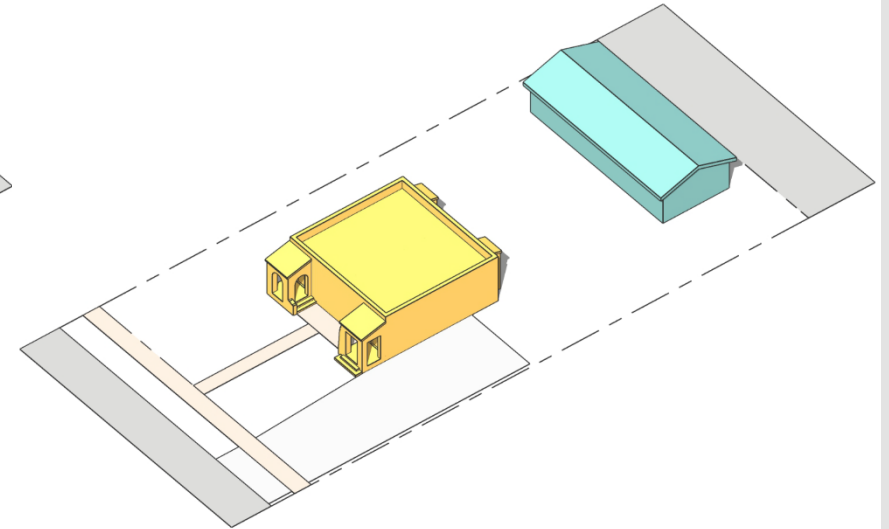
# Draft Proposal: Where can you build an ADU?

## Proposed regulation:

- All lots with single-family or two-family residences may add one ADU
- For existing homes in newer subdivisions, single-family residences may have one ADU, so long as it meets lot coverage requirements of zone
- New construction and subdivisions will have different standards



Single-Family + ADU



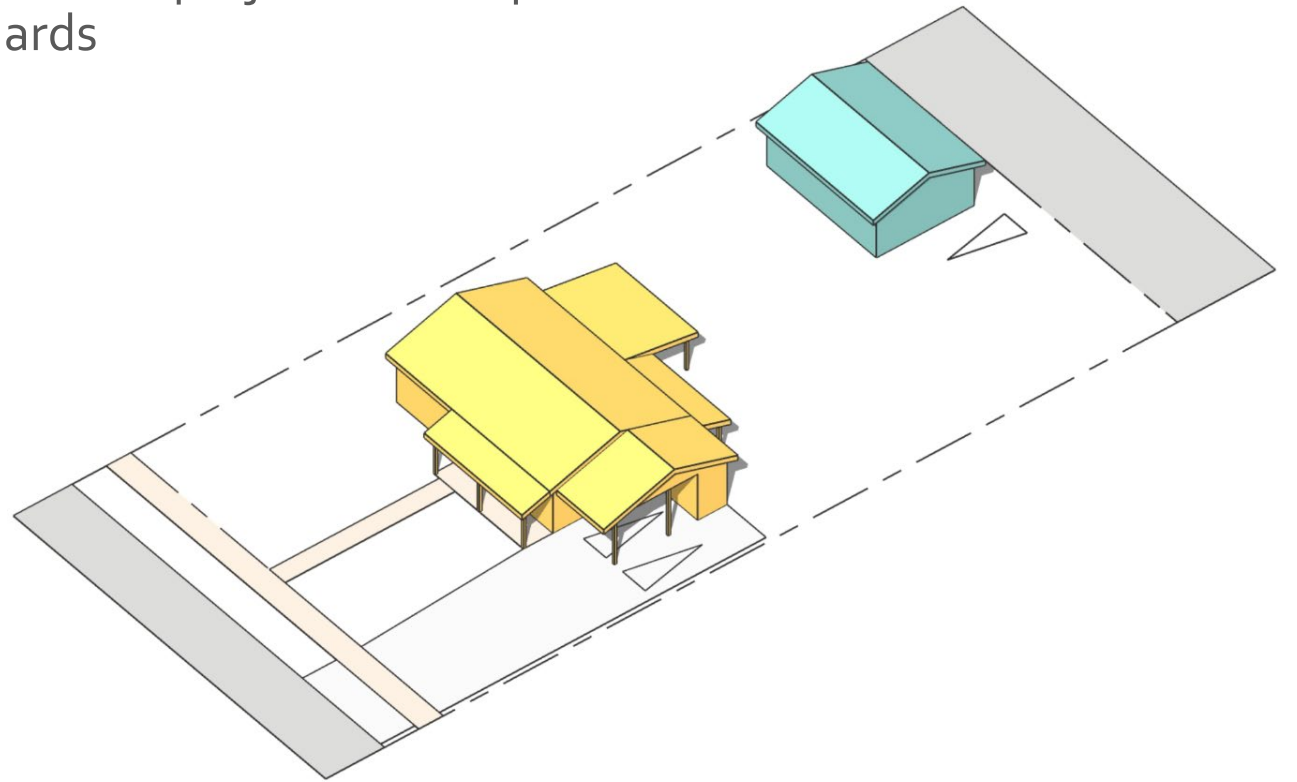
Two-Family + ADU

# Draft Proposal:

## Privacy Mitigation / Historic Design Standards

### Proposed regulation:

- HPZ and NPZ design standards and review process will continue to be applied in those areas to ensure that projects meet specific design standards

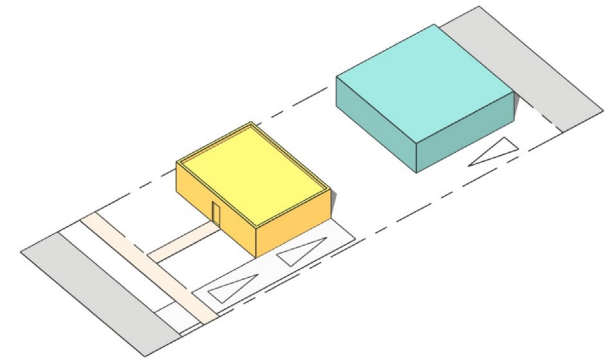


NPZ Standards Applied

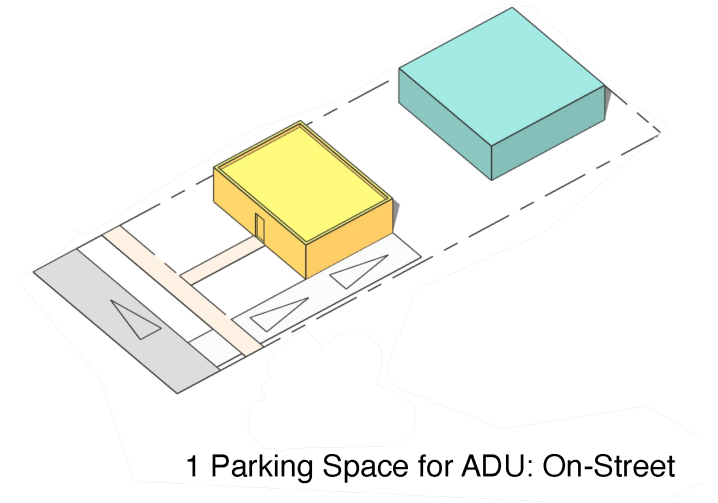
# Draft Proposal: Parking

## Proposed parking regulations:

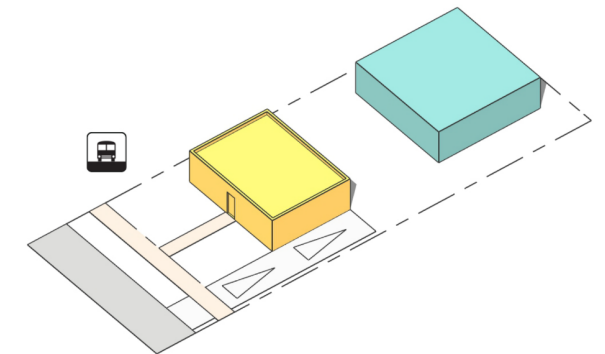
- 1 parking space required per ADU
- Requirement may be satisfied through on-site or on-street parking (on-street may require use of the City's Parking Permit program)
- Parking requirement can be waived based on proximity to transit or bike boulevards
- Parking may be accessed from alleys per UDC regulation
- No change to the parking requirements for sites with 5+ bedrooms in R-1 zones



1 Parking Space for ADU: On-Site (Alley-Loaded)



1 Parking Space for ADU: On-Street



ADU Parking Not Required: Proximity to Transit

# Draft Proposal:

## ADU Occupancy

### Proposed regulation:

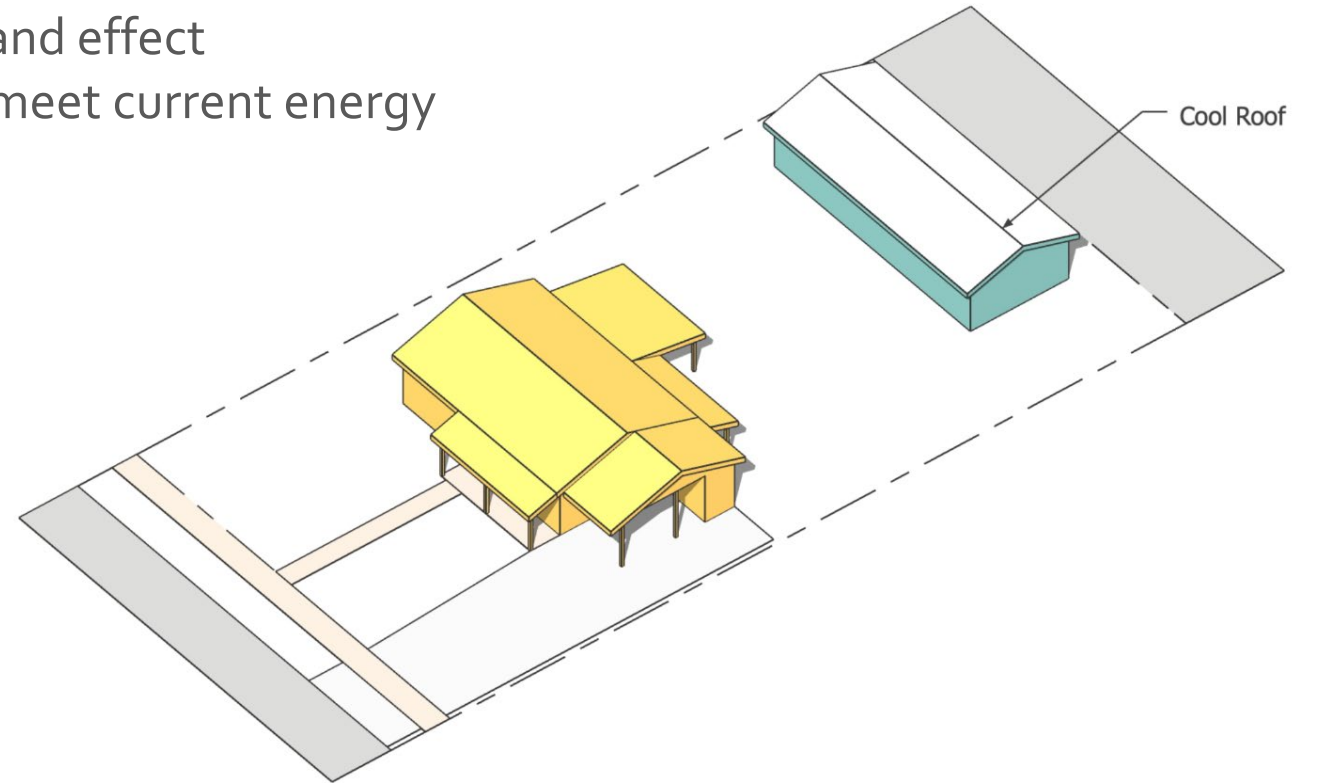
- No proposed owner-occupancy requirement
- Occupancy of ADUs must comply with group dwelling regulations



# Draft Proposal: Sustainability

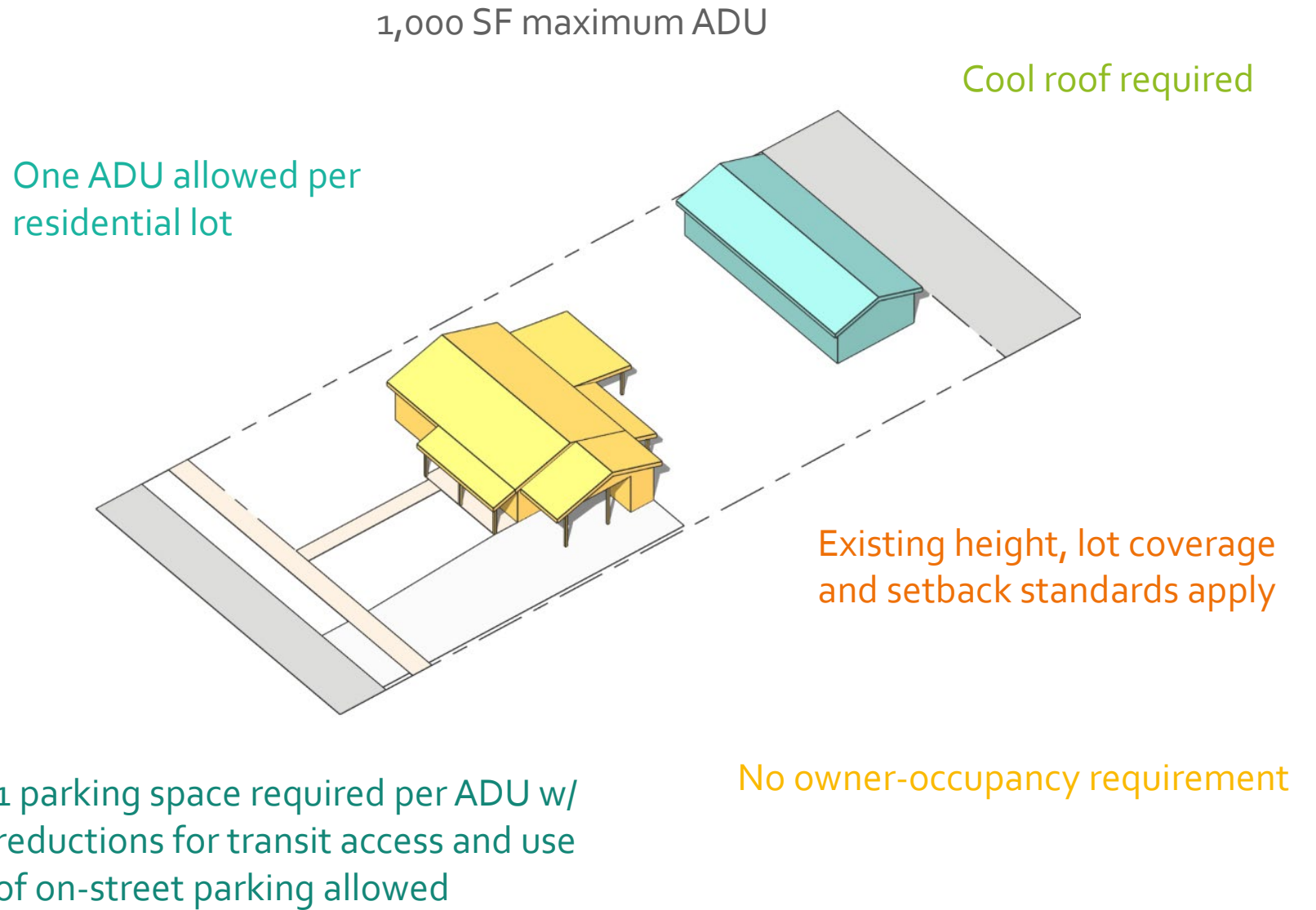
## Proposed regulation:

- All new ADUs must be developed with a cool roof to address the Urban Heat Island effect
- Projects must meet current energy code



Cool Roof Required for ADU

# Summary of Proposal



## ADU Supportive Programs:

Amnesty for unpermitted and guest houses

### Proposal:

Amnesty program to be developed to create incentives to bring unpermitted ADUs into conformance with code and to convert existing guest quarters into ADUs



## ADU Supportive Programs:

### Affordable Housing

#### Proposal:

Partner with Cuadro/Pima County Community Land Trust to conduct outreach and provide technical assistance to low- and moderate-income households

Develop model plans that can be used to bring down costs through a design competition or other means

Explore local funding sources and options to provide financial assistance



1-Bedroom Garage Conversion + Modern-Inspired + Warm Neutral



## Break-out groups

- Select the topic you would like to discuss:
  - ADU size and site considerations
  - Parking
  - Occupancy
  - Sustainability
  - Cost and affordability
- Two rounds of discussion – 20 min each
- Option to join a Spanish language break-out group

# Break-out groups

Breakout Rooms - In Progress

- ▼ Parking [Join](#)
  - Daniel Bursuck
  - Maria Gayosso
- ▼ ADU Size [Join](#)
- ▶ Affordability [Join](#)

Participants 2 Chat **Share Screen** Record Breakout Rooms Reactions

Breakout Rooms

## Quick Poll

Share your thoughts to help us improve this proposal

## Additional Meetings

**Please  
spread  
the  
word!**

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Saturday, May 22,  
10:00am-11:30m

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Monday, May 24,  
5:30pm – 7:00pm

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Tuesday, May 25,  
9:00am – 10:30am

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## Next Steps

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Post recording of these meetings and summary of the comments to project website in the next week

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Review feedback received today with stakeholder group and integrate into proposal

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Online poll with option for additional comments

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Develop draft zoning text

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Planning Commission study session and public hearing

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Mayor and Council public hearing and consideration

Thank you for your  
attendance and  
participation!

