

Accessory Dwelling Units in the City of Tucson

Public Meetings

February 24 & 25, 2021

Meeting Purpose

- Create a shared understanding of the Accessory Dwelling Unit project purpose and process
- Discover and share participant's viewpoints and learn other people's perspectives
- Begin to identify community goals and concerns related to Accessory Dwelling Units

Agenda

1. Welcome and Overview
2. Background
 - What are Accessory Dwelling Units?
 - How are they currently regulated?
3. Share-out from stakeholder group
 - Priorities
 - Issues under consideration
4. Feedback and Discussion in small groups
5. Report back and wrap up

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.

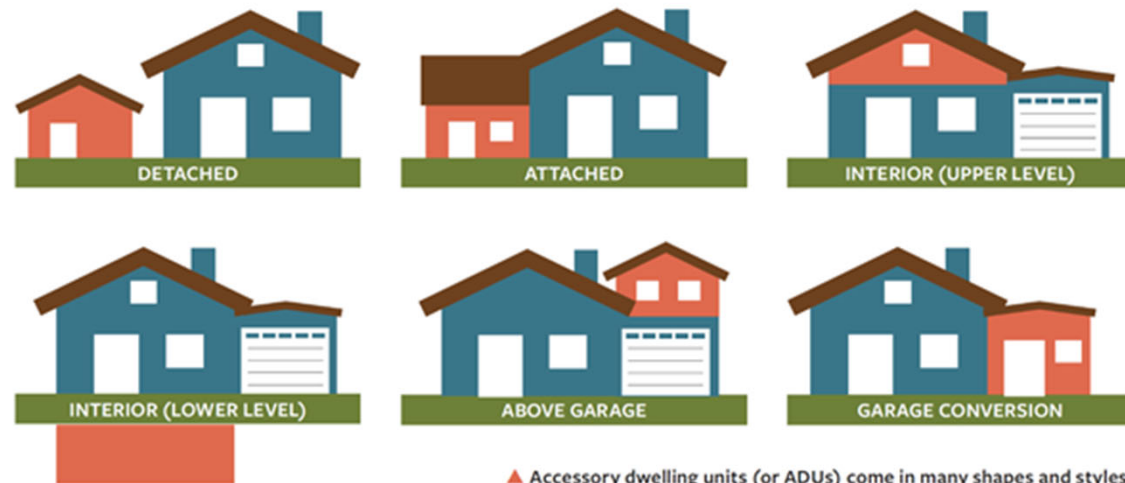
Also known as a:

- 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



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

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



ADUs generally make efficient use of space

Existing Casitas in Tucson



Attached guest house

Existing Casitas in Tucson



**Detached
Guest House**



Affordable Housing



Housing Options for Seniors



Climate Action and Resiliency

ADUs support
community
priorities

Learning from our peers

Many jurisdictions allow and promote ADUs

- Looked at Flagstaff, Tempe, Portland, and Minneapolis as case studies
- Some entire states have legalized ADUs including California, New Hampshire, Oregon
- Aspects that are regulated include number of units, maximum unit size, parking, occupancy and more
- Cities in California, such as Stockton, have developed model plans that are available for use by community members

Current Regulations

Accessory Dwelling Unit is not a defined term in the Unified Development Code (UDC)

The standards for accessory buildings and structures specifically state that an accessory building shall not be a dwelling unit

Density limits and other regulations in most residential districts restrict where ADUs can be built



Code Amendment

Mayor and Council requested that staff work with community members to develop a proposal that:

- Defines ADUs as an allowed residential use

- Specifies appropriate zones for ADUs

- Includes appropriate use-specific standards (i.e. unit size, height, parking, occupancy)



Issues to be Addressed

ADU type and size

Density and lot size requirements

Dimensional standards including height, lot coverage and setbacks

Parking requirements

Occupancy requirements



The code amendment would :

NOT alter existing group dwelling regulations

NOT change regulations regarding mobile homes

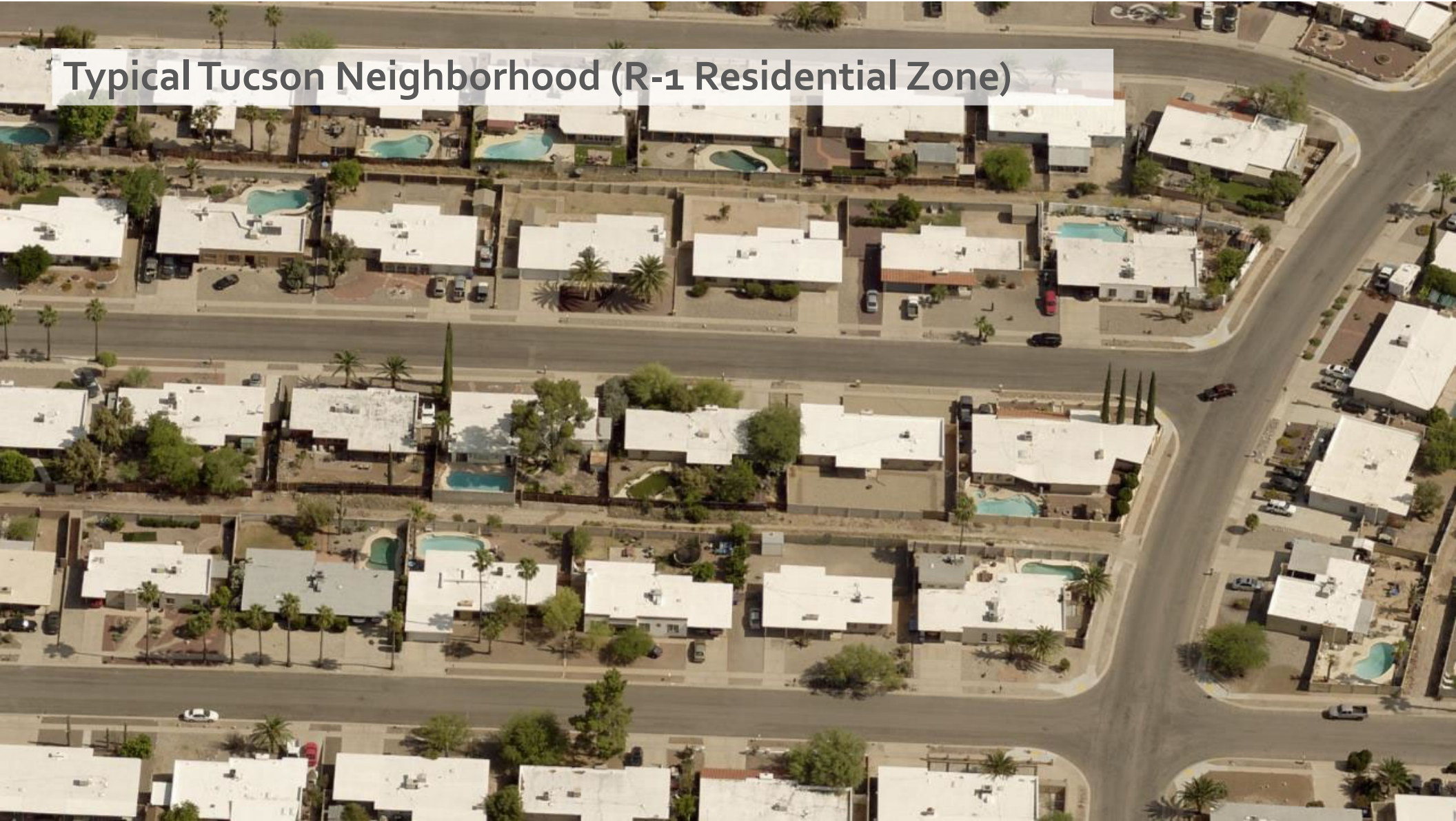
NOT change the existing design guidelines of a Historic Preservation Zone (HPZ) or Neighborhood Preservation Zone (NPZ)

NOT override HOA regulations (CC&Rs)

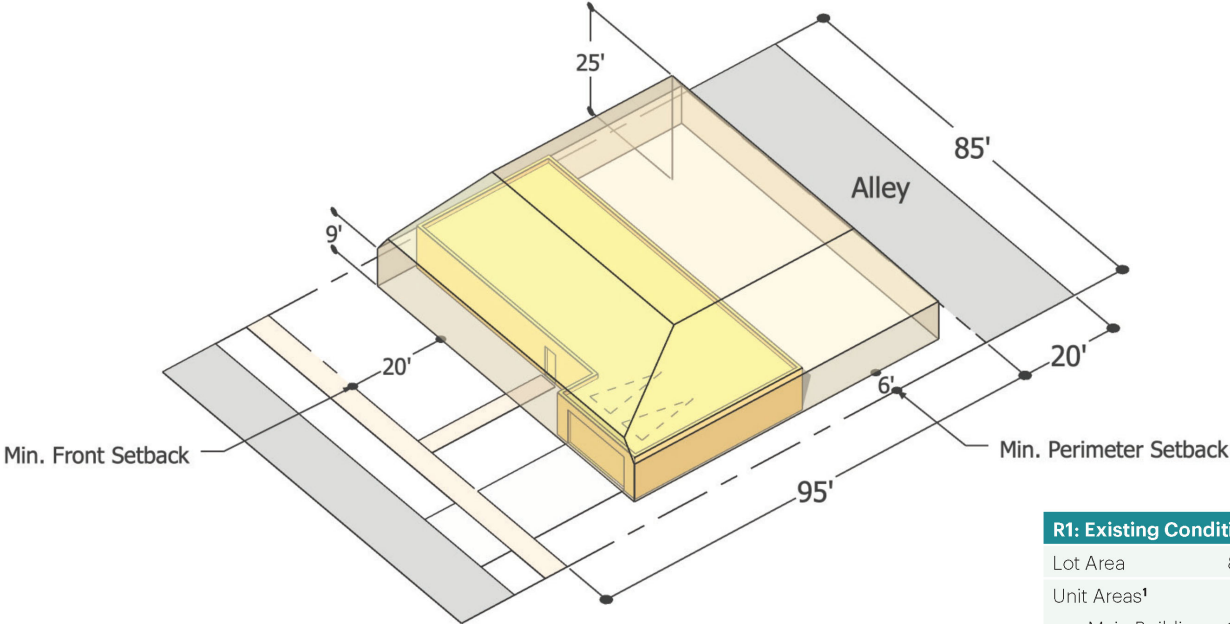
NOT change our building or fire code requirements for safe, high-quality housing



Typical Tucson Neighborhood (R-1 Residential Zone)

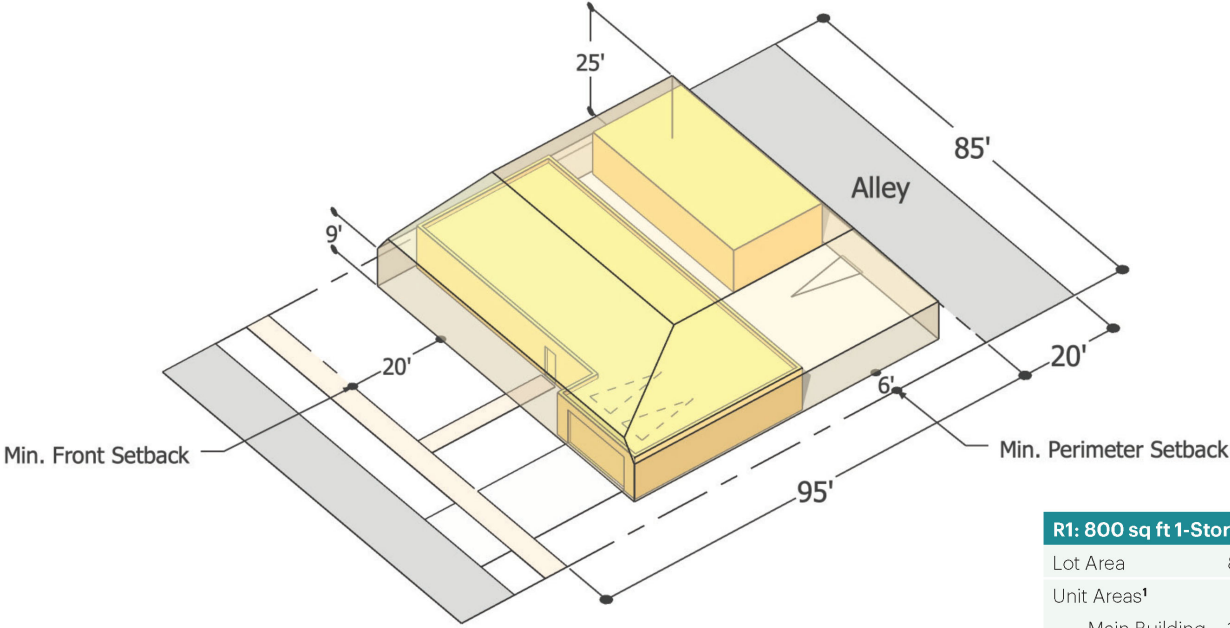


R-1 Residential Zone – Existing Regulations



R1: Existing Condition	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	N/A
Bedrooms	
Main Building	3
ADU	N/A
Parking Spaces	
Garage	2
Surface	0
¹ Habitable sq ft	

R-1 Residential Site with a Detached ADU



R1: 800 sq ft 1-Story ADU	
Lot Area	8075 sq ft
Unit Areas ¹	
Main Building	1525 sq ft
ADU	800 sq ft
Bedrooms	
Main Building	3
ADU	2
Parking Spaces	
Garage	2
Surface	1
¹ Habitable sq ft	

Stakeholder Group

Goals for code amendment as prioritized by stakeholder group:

1. Increase the supply of affordable rental 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
5. Provide supplemental income to landowners and promote neighborhood stability
6. Retain neighborhood character while adding more housing options

Stakeholder Group

Issues Raised:

- Group Dwelling regulations
- Privacy mitigation
- Setbacks and other development standards
- Owner occupancy requirements
- Parking requirements
- Neighborhood Preservation Zone standards

Ideas and areas of interest:

- Strategies to reduce costs – model plans, technical assistance
- Net-zero, climate resilient ADUs

Break-out groups

- How do you think Accessory Dwelling Units could benefit your neighborhood and/or family?
- What are some concerns you have?
- What are some ways those concerns could be addressed?

Report Back

Please share a short (one minute) summary of your group's conversation

- What were the top benefits your group sees?
- What are areas of concern?
- Any potential solutions?

Next Steps

- Email with link to comment form
- Review feedback with stakeholder group
- Develop draft proposal
- Stay tuned for future public meetings to be held in March/April to review the draft proposal and provide feedback!

Thank you for your
attendance and
participation!

