



ACCESSORY DWELLING UNITS STUDY SESSION

Pinal County Board of Supervisors

November 9, 2023



What Are Accessory Dwelling Units? (ADUs)

- Allow a second living unit on an otherwise single-family lot
 - Can be used by people unrelated to the primary dwelling occupants
 - May have its own kitchen, bedroom(s), bathroom(s)
- Accessory
 - There must be a primary dwelling on the same lot
 - The ADU must be smaller than primary dwelling



Why are ADUs being discussed?

- Arizona Legislature formed the Housing Supply Study Committee (HSSC) in 2022 to study housing shortage.
- HSSC held hearings throughout Arizona
 - Significant shortage of available housing units in Arizona
 - Affordable housing units are in particularly short supply
 - Many witnesses blamed
 - City and town zoning ordinances and procedures
 - State preemption on local regulation of short-term rentals
 - Investor purchase of available homes
- HSSC Chair (State Senator Kaiser) led legislative housing effort in 2023



2023 Housing Legislation

- Several housing bills were introduced; NONE adopted
- All of the bills included ADUs as “low-hanging fruit” to increase housing supply
- Senator Kaiser and the League of Arizona Cities and Towns negotiated a compromise bill that appeared likely to pass (SB1163)
 - Must allow ADUs in all zones that allow single-family uses (cities and towns larger than 50,000 population)
 - May not require off street parking for ADUs
 - May not require any relationship between ADU and primary residence occupants
 - May require an ADU lease of at least three months



Pinal County Casita Ordinance

- Uses Permitted: R-43, R-35, R-20, R-12, RU-10, R-9, RU-5, R-7, RU-3.3, RU-2, RU-1.25, MD
- No cooking facilities (range/oven/stove)
- Can be part of the main residence or detached
- No larger than 45% of the main building
- One Guest House/Casita per lot
- Cannot be served from separate utility meters
- Mobile Homes/Manufactured Homes prohibited
- Must meet setbacks of the main building (front/side)
- Minimum rear setback ten feet
- Height restricted to the height of the main building



City of Phoenix ADU Ordinance

- ADU = a second independent residence on a single-family lot
- ADU allows double the density on a SFR lot without a rezoning
- Limited to one ADU per single-family detached lot
- Must comply with lot coverage requirements
- Short-term rental of ADUs is prohibited
- Must not exceed 75% of the primary dwelling
- Independent sleeping and living areas, sanitary and cooking facilities
- Maximum height of fifteen feet
- May project into the rear yard, if side yard setbacks are maintained
- HOAs can restrict ADUs



Draft ADU Ordinance - Board Feedback

- Staff working on ADU Ordinance now as part of the Zoning Code Update, waiting for 2024 legislation.
- Permit cooking facilities to allow for long-term use?
- Require consent of adjacent properties with SFRs/Use Permit?
- Require one additional off street parking space?
- Retain ADU short-term rental prohibition?
- Require ADU water & sewer hook-ups & payment of DIFs?
- Reduce the setback/height requirements for ADUs?



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