

Accessory Dwelling Units (ADU) Zoning & Development Code Update

Council Work Study Session
November 20, 2023



City Council Priorities



Strong Community
Connections

Performance Measure 2.15: Feeling Invited to Participate in City Decisions



Quality of Life

Performance Measure 3.28: Ending Homelessness

Performance Measure 3.30: Age-Friendly Community Designation

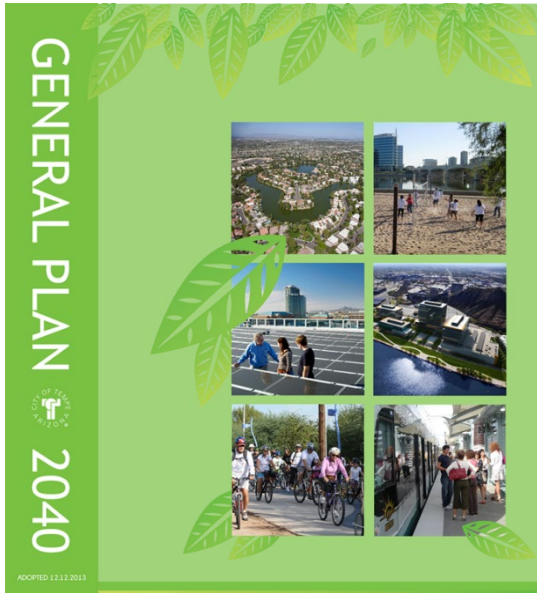


Sustainable Growth
& Development

Performance Measure 4.09: Achieve a Housing Inventory Ratio



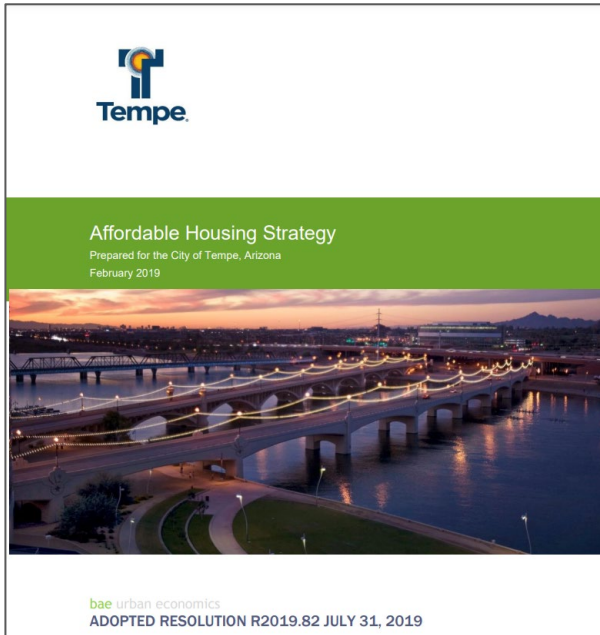
General Plan 2040



- Land Use Objective 2 – Strategy 5
 - “Balance the community with a range of housing types such as multifamily housing, live-work spaces, **accessory dwelling units**, detached and attached single family homes”
- Neighborhood Preservation Objective 3 – Strategy 6
 - “Allow for flexibility in house types and configurations, as well as infill (cottage houses, **accessory dwelling units**, etc.)”
- Housing Objective 1 – Strategy 2
 - “Encourage diversity of housing types (such as **accessory dwelling units**, dormitories, condominiums, townhouses, apartments and single-family houses) to provide residents with product choice”



Affordable Housing Study



- Adopted July 31, 2019 (Resolution No. R2019.82)
- Objective C: Encourage Development of a Variety of Housing Types – Strategy C1: **Accessory Dwelling Units**

“As the average household size in the U.S. continues to shrink, ADUs are an effective way to accommodate smaller household sizes.” “ADUs can help increase a city’s housing stock, which is especially important in built-out cities that lack vacant land.”

- Strategy C2: Micro Units
- Strategy C3: Tiny Houses

Presentation Overview



- Objective of the Proposed Text Amendment
- What is an Accessory Dwelling Unit (ADU)?
- Current City of Tempe regulations on ADU
- Public Engagement Summary
- Online Survey Responses
- Considerations for Code Revision/Council Guidance
- Next Steps & Timeline



Source: Morgan Taylor Homes

Objective of the Proposed Text Amendment



Request for Council Guidance



- The Community Development, Planning Division is requesting City Council guidance to prepare further research & analysis, to proceed with a draft text amendment ordinance related to Accessory Dwelling Units (ADUs), and develop additional public outreach. Additional related text amendments within the Tempe Zoning and Development Code may be necessary to address the topic.

Objective of the Proposed Text Amendment



- The City is considering updates to the ADU section of the Zoning and Development Code to possibly expand ADU's applicability to single-family residential zoned properties (AG, R1-15, R1-10, R1-8, R1-7, R1-6, R1-5, R1-4 and R1-PAD) Approx. 39% of current land use in Tempe and largest land use category.
- Staff will continue to conduct research related to ADUs and gather stakeholder input for a potential Code Text Amendment.

What is an Accessory Dwelling Unit (ADU)?



What is an Accessory Dwelling Unit (ADU)?



An Accessory Dwelling Unit (ADU) is an independent, separately rentable dwelling unit located on the same lot with a stand-alone single-family home.



Source: American Planning Association

Examples of ADUs



Detached ADU on a
Large Lot

Source: sightline.org

Examples of ADUs



Detached ADU on a Small Lot



Examples of ADUs



Interior Converted Garage ADU



Source: www.sightline.org

Perceived Benefits of ADUs



- Increase community's affordable housing stock with alternate smaller housing units
- Add incremental density while maintaining the character of the neighborhood (primary residence must be retained)
- Provides opportunities for supplemental income for homeowners



Modified from: www.sightline.org

Current City of Tempe ADU Regulations



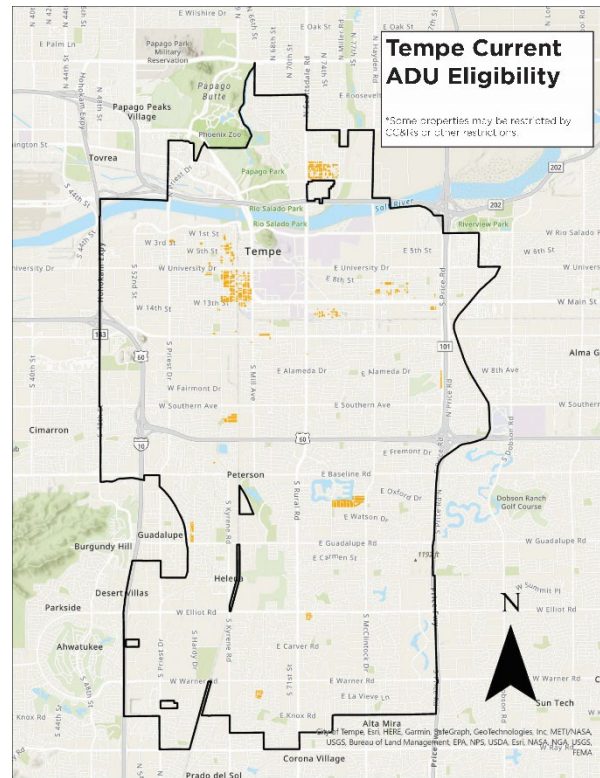
Current City of Tempe Regulations



Adopted in April 2019 (Ordinance No. O2019.08)

For an ADU to be allowed, the property must:

- Be zoned for multi-family residential
- Have an existing single-family use



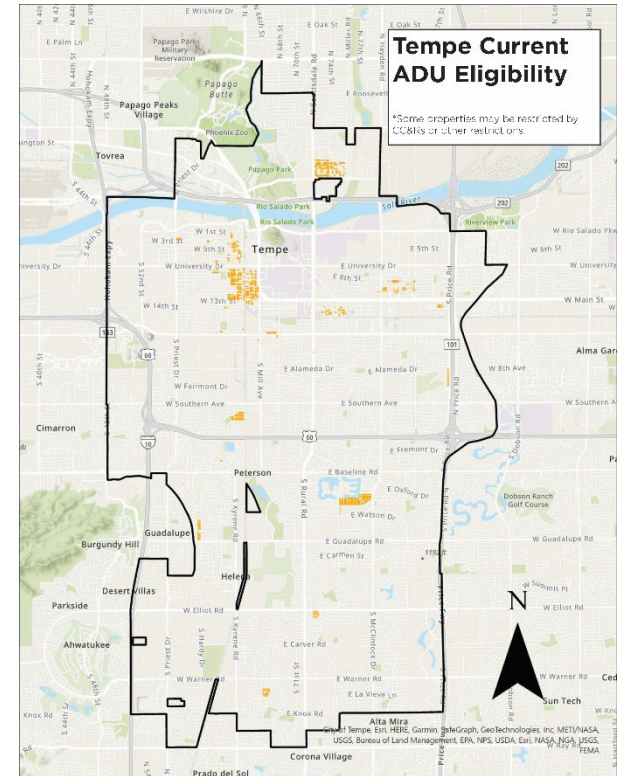
Lots shown in light brown currently allow ADUs

Current City of Tempe Regulations



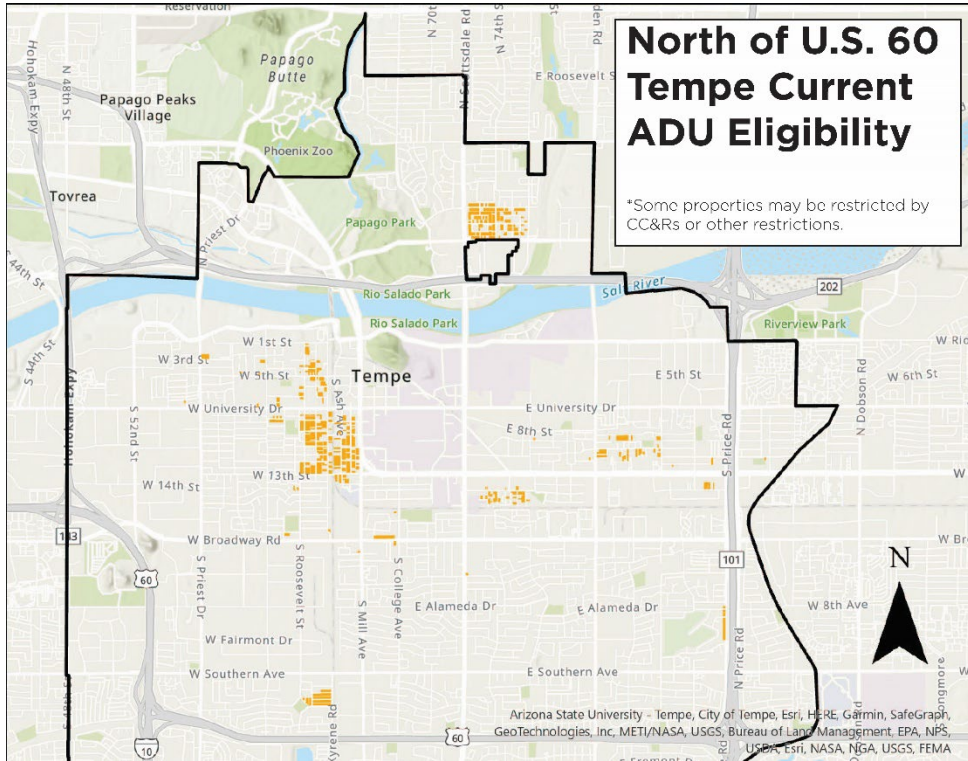
ADU Development Standards:

- Maximum 800 square feet livable area
- One (1) ADU per lot
- No additional vehicle parking required
- No more than two (2) bedrooms in the ADU



Lots shown in light brown currently allow ADUs

ADU Eligible Lots North of U.S. 60



Lots shown in light brown currently allow ADUs



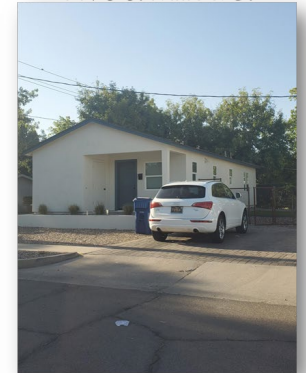
825 S. Roosevelt St.



1220 S. Roosevelt St.



1190 S. Mill Ave.

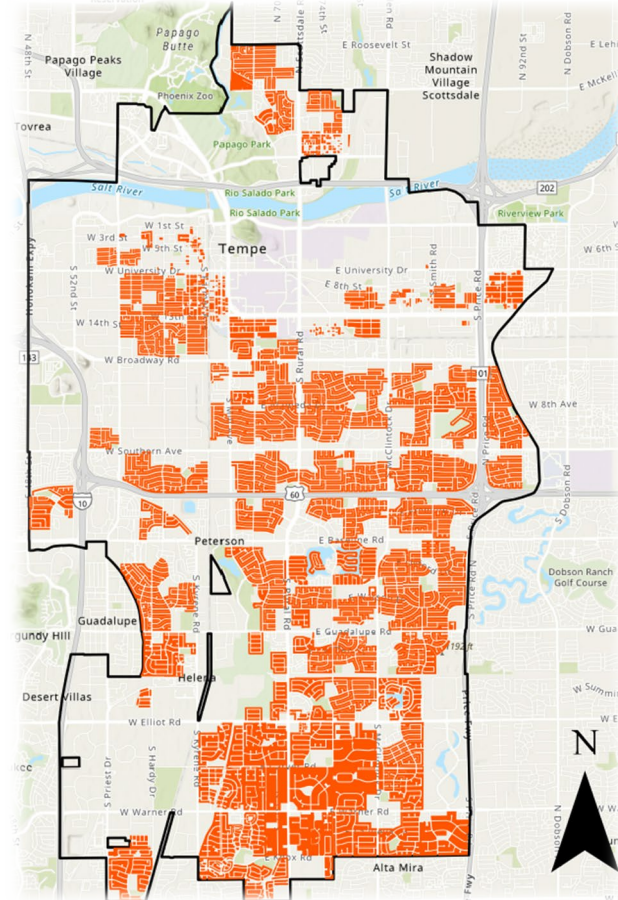


Potential ADU Eligible Lots w/ Single-Family



Total parcel counts below:

- **Tempe (whole): 29,839 Parcels**
- Tempe North of U.S. 60: 13,270 Parcels
- Tempe South of U.S. 60: 16,569 Parcels



Public Engagement Summary



Outreach



- Postcards were sent to residents, businesses, and property owners in Tempe
- Email notification was sent to neighborhood and homeowners' association contacts
- Email notification was sent to subscribers of City News
- Staff created a city webpage including link to the online survey & public meeting information



You're invited:

Share your thoughts on the future of casitas and other ADUs in Tempe

Tempe is considering updates on code regulations that allow Accessory Dwelling Units (ADUs). This code sets the rules for building extra living spaces like casitas or creating separate rental units on existing properties. Right now, only a limited number of properties qualify to build an ADU, and we want to hear your thoughts on a possible code update that could expand its use.

Join us at one of two upcoming public meetings, the same information will be shared at both:

In-person

Monday, Oct. 16, 6 p.m.
Tempe Public Library, Desert Willow Room (downstairs)
3500 S Rural Rd

Virtual

Tuesday, Oct. 17, 12pm
Register to attend at tempe.gov/ADU

Can't make it?

Review the project information and share your feedback at tempe.gov/ADU or call and leave a comment at 480-858-2393 from October 16-30.

If you need special accommodations, please call **480-350-8234** at least 72 hrs. prior to the meeting date to make a request.

Public Engagement Summary



10/16/2023 – Public Meeting at Tempe Public Library

- 57 Attendees

10/17/2023 – Public Meeting via Zoom

- 43 Attendees

10/16/2023 – 10/31/2023 - Public Survey

- 201 Responses

11/1/2023 – Neighborhood Advisory Commission (7-3 vote, proceed with draft ADU next steps)



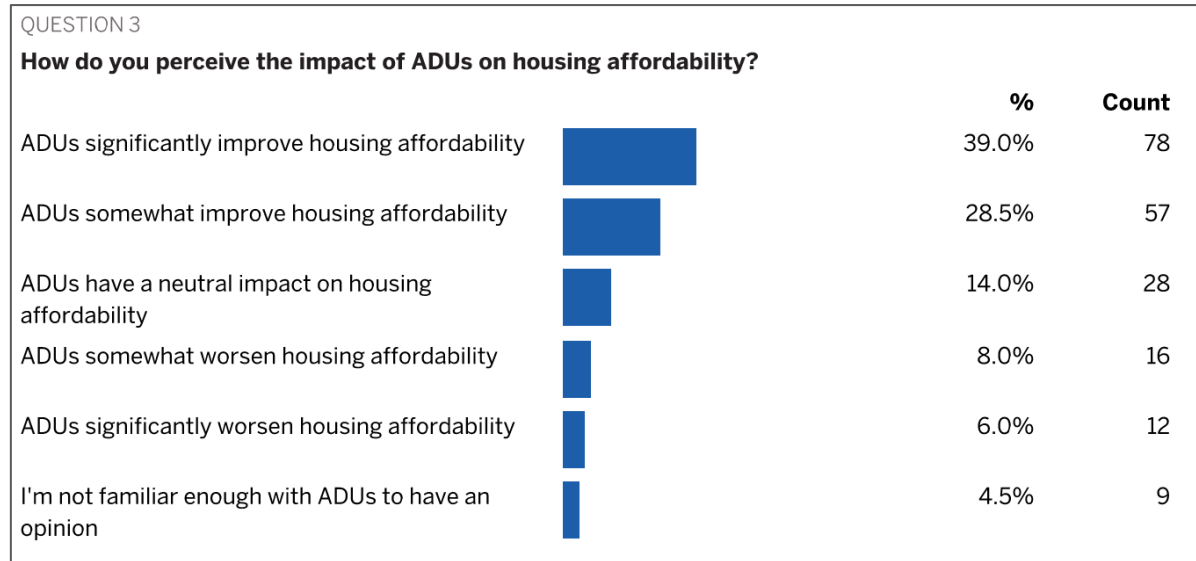
Survey Responses



Housing Affordability



- Over 67% of respondents feel that ADUs will improve housing affordability



Expand ADU Eligibility



QUESTION 4

Would you like the city to consider expanding where ADUs are allowed?



Those who selected “No” shared concerns regarding:

- Density, traffic, parking congestion, and safety
- Short-term rentals and nuisance
- Concerns for Investor/Developer-driven outcome to build more rentals



Expand ADU Eligibility – Yes Responses

Large Lot



Traditional Lot



QUESTION 5

If yes, where would you like to see them? Select all that apply.

		%	Count
Single-family large lot areas (typically 90' x 110' or larger)		80.8%	126
Single-family traditional lot areas (typically around 60' x 100')		82.1%	128
Not sure		7.7%	12
Other		14.7%	23

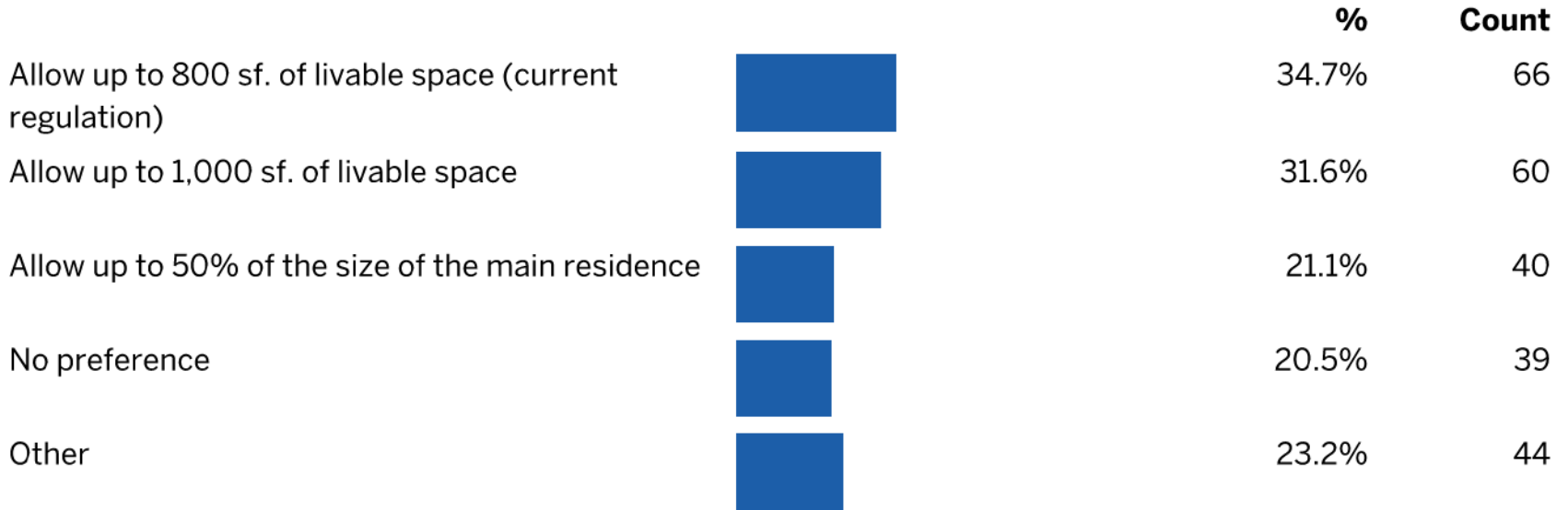
- 16 out of 23 “Other” comments wanted to see no lot size restrictions

ADU Size



QUESTION 7

Please share your preference related to the size of ADUs. Select all that apply.



Parking Requirements



- Majority of respondents did not want parking requirements for ADU
- “Other” responses were opposed to ADUs

QUESTION 8

Currently, additional vehicle parking is not required for ADUs. Please share your preference related to vehicle parking requirements for ADUs.

		%	Count
Maintain current no on-site parking requirements (optional for owner to provide parking)		54.9%	107
Require at least one designated parking space on-site		19.5%	38
Require at least one designated parking space on-site, but allow a public hearing process to not require the space		7.7%	15
No preference		5.1%	10
Other		12.8%	25

Short-Term Rentals

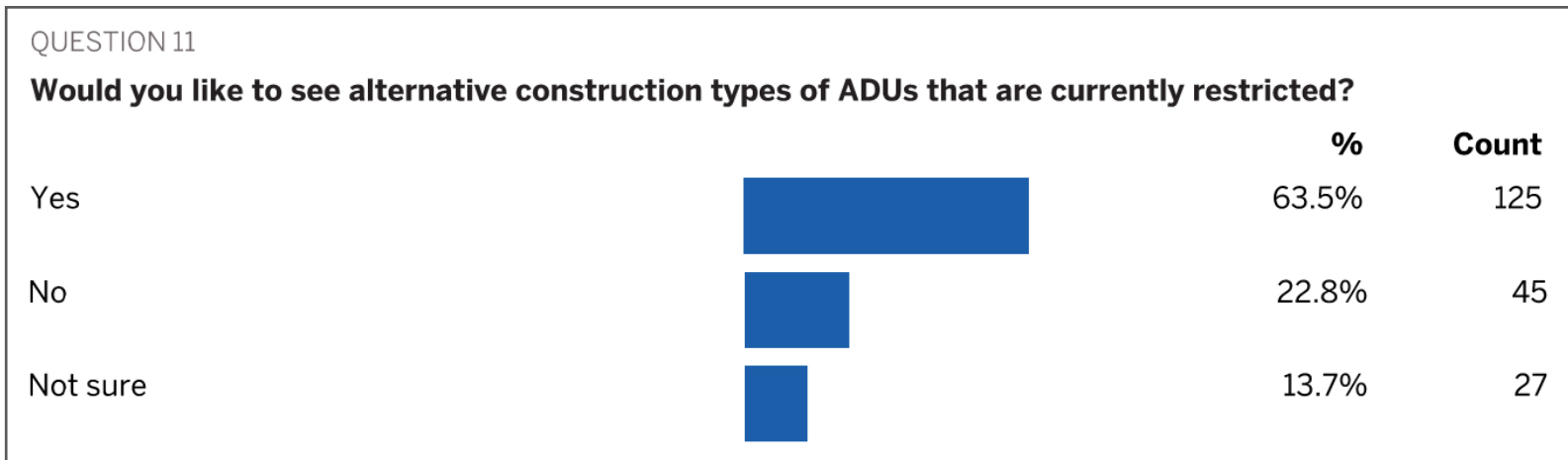


QUESTION 9

Do you support ADUs being used for rentals of less than 30 days (short-term or vacation rental)?



Alternative Construction Types



Alternative construction types includes prefabricated, manufactured, & modular homes, tiny homes, and shipping container homes (change order of preference)

Alternative Construction Types



Construction Type	Average Score (1, least preferred – 5, most preferred)
Manufactured Homes	3.2
Prefabricated/ modular homes	3.7
Shipping container homes	3.1
Tiny homes on a foundation	4.0

- Slight preference towards prefabricated and tiny homes

Considerations for Code Revisions



Considerations for Code Revisions



Expand ADUs to include single-family zoning districts



Significant support for expanding ADUs to single-family zoning districts

Evaluate development standards for ADUs (parking, setbacks, lot size, etc.)



More research and public input is needed to determine potential ADU development standards

Address Investor/Developer concerns for ADUs



More research and public input is needed to address potential criteria or owner occupancy requirements

Guest Quarters, parking in the front yard concerns, alley access



Changes to Guest Quarters (expand allowance) evaluate other regulations to address public concerns

Opportunities to streamline the process, reduce barriers



Consider administrative process, eligible S.F. rebate program, & research for pre-approved ADU plans



Request for City Council Guidance

- The Community Development, Planning Division is requesting City Council guidance to prepare further research & analysis, to proceed with a draft text amendment ordinance related to Accessory Dwelling Units (ADUs) and develop additional public outreach. Other related text amendments within the Tempe Zoning and Development Code may be necessary to address the topic.



Next Steps



ADU Update/Process Timeline



- October 16-30th** *Public comment on Forum, website survey (completed)*
- October 16, 2023** *(Monday) Public Meeting at Tempe Library on ADU topic/feedback (completed)*
- October 17, 2023** *Virtual Public Meeting at noon, on ADU topic/feedback (completed)*
- November 20, 2023** *(Monday) City Council Work Study Session – ADU Update/Feedback, requesting Council guidance*

If City Council guidance for staff to proceed with a draft code text amendment...

- Early January 2024** Public Forum & Meetings on draft ADU regulations & other related updates (Guest Quarters, Definitions, etc.)
- Jan/Feb 2024** Neighborhood Advisory Commission, feedback on draft, and other interested neighborhood groups

Continued...

ADU Update/Process Timeline



Continued...

Jan/Feb, 2024

Development Review Commission, Study Session info & feedback

Feb/March, 2024

(Prepare Final Draft for public hearing process)

Late Spring, 2024

Development Review Commission, public hearing recommendation on Code Text Amendment

Late Spring, 2024

City Council, Introduction and 1st public hearing

Late Spring, 2024

City Council, 2nd and final public hearing.

If Adopted

The ordinance becomes effective 30 days after adoption



Planning

- Ryan Levesque – Ryan_Levesque@tempe.gov
(480) 858-2393
- Ambika Adhikari – Ambika_Adhikari@tempe.gov
- Michelle Dahlke – Michelle_Dahlke@tempe.gov
- Lucas Jensen – Lucas_Jensen@tempe.gov

Neighborhood Services

- Shauna Warner – Shauna_Warner@tempe.gov
- Brenda Clark – Brenda_Clark@tempe.gov

Thank you!



Tempe

Making waves in the desert