

# Accessory Dwelling Units (ADU) Zoning & Development Code Update

October 17, 2023



# Presentation Overview



- What is an Accessory dwelling Unit (ADU)?
- Current City of Tempe regulations
- Questions for residents & public input
- Next steps & timeline



Source: Morgan Taylor Homes

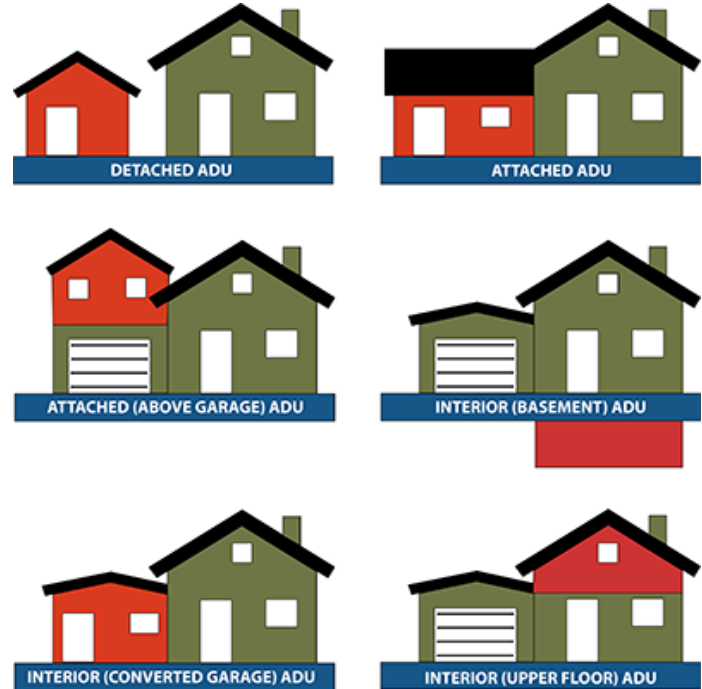
# What is an Accessory Dwelling Unit (ADU)?



# What is an Accessory Dwelling Unit (ADU)?



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



Source: American Planning Association

# Examples of ADUs



## Detached ADU on a Large Lot



Source: [sightline.org](https://sightline.org)

# Examples of ADUs



## Detached ADU on a Small Lot



Source: [www.sightline.org](http://www.sightline.org)

# Examples of ADUs



## Interior Converted Garage ADU



Source: [www.sightline.org](http://www.sightline.org)



# Benefits of ADUs

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



Modified from: [www.sightline.org](http://www.sightline.org)



# Current City of Tempe ADU Regulations



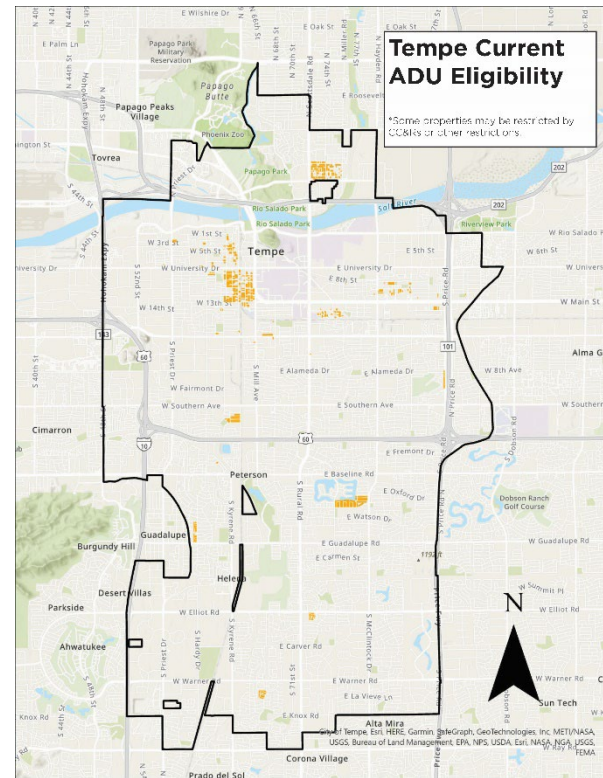
# Current City of Tempe Regulations



Adopted April 2019 (Ordinance No. O2019.08)

The property must:

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



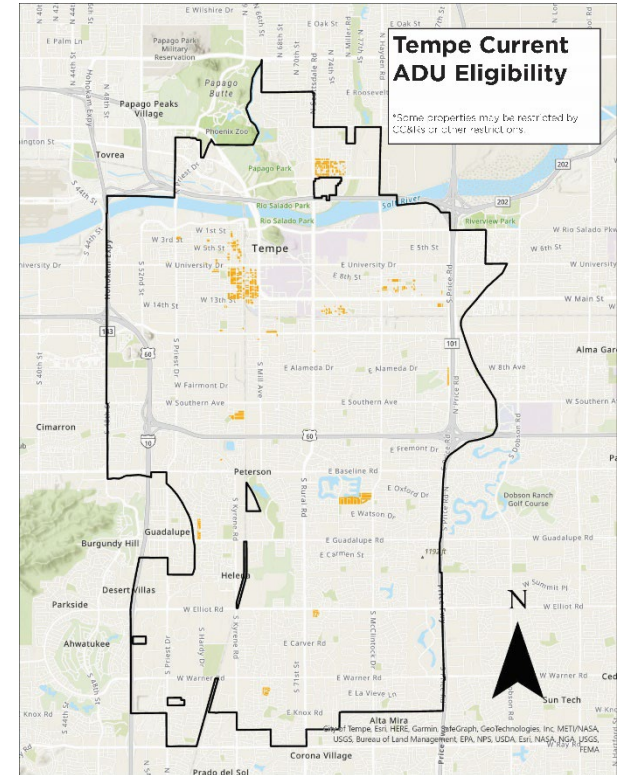
Lots shown in light brown currently allow ADUs

# Current City of Tempe Regulations



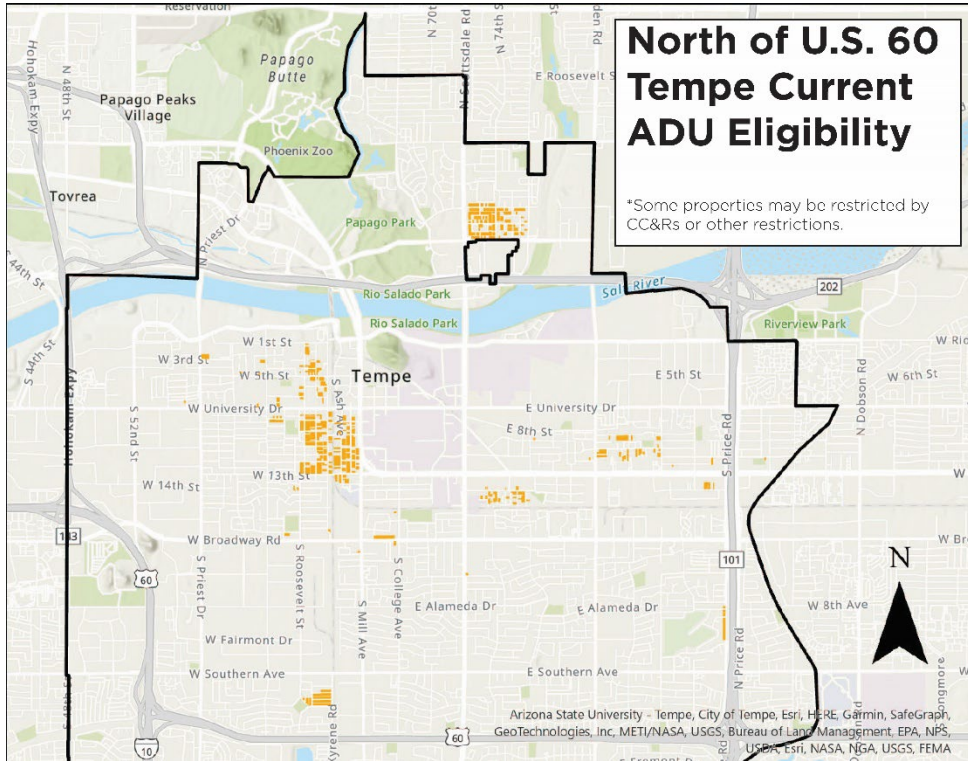
## Development Standards:

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



Lots shown in light brown currently allow ADUs

# North of U.S. 60 Tempe Eligibility



Lots shown in light brown currently allow ADUs



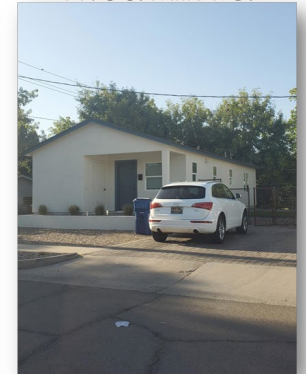
825 S. Roosevelt St.



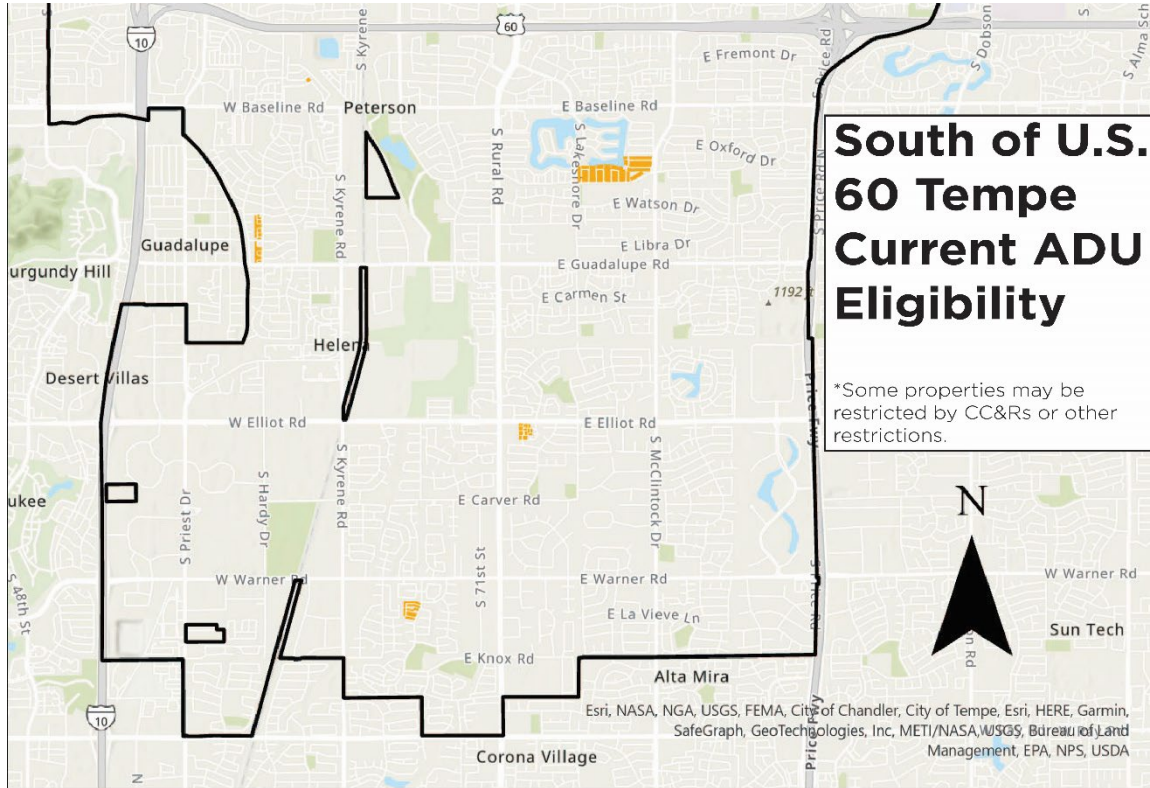
1220 S. Roosevelt St.



1190 S. Mill Ave.



# South of U.S. 60 Tempe Eligibility



Lots shown in light brown currently allow ADUs

# Questions for Community Members





# Questions for Residents & Public Input

- How do you perceive the impact of ADUs on housing affordability?
- Would you like the city to consider allowing ADUs in single-family zoned districts?



# Questions for Residents & Public Input

- If yes in single-family, where would like to see them?

S.F. Large lot areas



S.F. traditional lot areas





# Questions for Residents & Public Input



- How should the size of an ADU be regulated?
  - a) Allow up to 800 sf. of livable space (Current regulation)
  - b) Allow up to 1,000 sf. of livable space
  - c) Allow up to 50% of the size of the main residence
  - d) No preference/other...
- Do you support ADUs being used for rentals of less than 30 days (short-term or vacation rental)?

# Questions for Residents & Public Input



- Preference related to vehicle parking requirements for ADUs (currently not required):
  - a) Maintain no on-site parking requirements (optional for property owner)
  - b) Require 1 designated parking space on-site
  - c) Require 1 designated parking space, but allow a public hearing process to eliminate parking
  - d) No preference/other...



- Would you like to see alternative construction types of ADUs that area currently restricted?  
*(Rate your support 1-5, with 5 as the highest)*
  - a) Manufactured homes
  - b) Prefabricated/modular homes
  - c) Shipping containers homes
  - d) Tiny homes on a foundation
  - e) No alternative construction, explain why



## Next Steps

Complete survey: [tempe.gov/ADU](https://tempe.gov/ADU)

# ADU Update/Process Timeline



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

*If Direction received from City Council to proceed with a formal 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 13 or 27, 2024** Development Review Commission, Study Session info & feedback

**Jan/Feb, 2024** *(Prepare Final Draft for public hearing process)*

**Feb/March, 2024** Development Review Commission, hearing recommendation on Code Text Amendment

**March/April, 2024** City Council, Introduction and 1st public hearing for this request

**March/April, 2024** City Council, 2nd and Final public hearing.

*If Adopted, Effective 30 days after ordinance adoption*



## Planning

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**Thank you!**



**Tempe**

*Making waves in the desert*