



City of Phoenix
WATER SERVICES DEPARTMENT

TO: Joshua Bednarek
Planning & Development Director

DATE: October 18, 2023

FROM: Troy Hayes, P.E. 
Water Services Director

SUBJECT: Water and Wastewater Service Policies for Accessory Dwelling Units

I. BACKGROUND AND PURPOSE

On September 6, 2023, the City of Phoenix Council adopted zoning ordinance amendment to allow up to one Accessory Dwelling Unit on each single family detached lot. This zoning amendment will be effective city-wide on November 6, 2023.

The Water Services Department have developed the following policies to clarify and streamline the requirements of water and wastewater services made on Accessory Dwelling Unit applications. These policies will be incorporated into the next update of the City of Phoenix Design Standards Manual for Water and Wastewater Systems (DSM).

II. APPLICABILITY

The following policies apply to water and wastewater service requests made on all Accessory Dwelling Units on single-family detached lots.

III. WSD Policy

Water Policy

All Accessory Dwelling Units shall fall under billing code User Type 20. User Type 20 includes up to two single-family homes on one lot.

User Type 20 is required to have one combined (domestic water, landscape and fire) meter service connection to the City's water system. Separate water connection service for fire line may be allowed through technical appeal process.

Wastewater Policy

Accessory Dwelling Units must discharge sewer into the City's wastewater collection system.

Accessory Dwelling Units shall share sewer services with the existing single-family home located on the same lot. Shared sewer service tap from both the existing single-family home and Accessory Dwelling Unit is still considered as a single -family residential tap.

Water & WW Policy for ADU Continued

If not technical feasible, Accessory Dwelling Units may be allowed to have separate sewer taps connecting to the City's wastewater system through technical appeal process. The separate sewer tap for Accessory Dwelling Units is considered as privately owned and shall be maintained by the property owner. The size of the separate sewer tap for Accessory Dwelling Units shall follow "Residential Lots" Development Type in the DSM.

Per City Code 28-25 & 28-26, on-site private sewer disposal system is not allowed. If the existing single-family home has a functioning septic tank and the tank has capacity to receive additional flow from the Accessory Dwelling Unit as determined by the Maricopa County, the City may allow the sewer from the Accessory Dwelling Unit discharge into the existing on-site septic tank through technical appeal process. Waterless toilets, on-site waste incinerators, or other similar systems are not allowed for Accessory Dwelling Units.

Customers shall provide Accessory Dwelling Units related plans and submittals to Planning and Development Department (PDD) for site, civil, fire and building code review and approval. The sizing of the meter connections and sewer taps shall meet the minimum requirements of the City Code, building code, fire code and DSM.

cc: WSD Executive Team JES NP BK
JS NP BK
WSD Water Planning
WSD Water Engineering
WSD Wastewater Engineering
WSD Water Distribution
WSD Meter Division
WSD Wastewater Collection
WSD Customer Services
WSD Infrastructure Record Services
PDD Counter 8
PDD Civil Plan Review and Inspection Staff

Signature: 
Troy Hayes (Oct 18, 2023 17:17 PDT)
Email: troy.hayes@phoenix.gov

Signature: *Brandy Kelso*
Email: brandy.kelso@phoenix.gov

Signature: 
James Swanson (Oct 23, 2023 08:35 PDT)
Email: jim.swanson@phoenix.gov

Signature: 
Email: nazario.prieto@phoenix.gov