



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Z-TA-5-23

Accessory Dwelling Unit (ADU) Text Amendment Ordinance G-7160 (Adopted 9/6/23, Effective 11/6/23)

WHAT DOES THIS TEXT AMENDMENT ACCOMPLISH?

- **Allows one Accessory Dwelling Unit per single-family detached lot.** Some districts and areas formerly allowed the development of a “Guesthouse”, whose regulations have been replaced by “Accessory Dwelling Unit”, but this amendment changes the zoning ordinance to allow one ADU per single family detached home in all residential zoning districts, effective November 6, 2023.

WHAT DEVELOPMENT REGULATIONS WILL APPLY TO AN ADU?

- **An ADU is prohibited from being used as a Short-Term Rental.** (This provision does not prevent the primary dwelling unit from being used as a Short-Term Rental.)
- **Lot coverage has been increased by about 10% for most districts to allow additional square footage for the ADU.**
- No more than one ADU per single-family detached lot may be constructed.
- A detached ADU may be located within the required rear yard and may not exceed 15-feet in height, unless a use permit is obtained for height greater than 15-feet.
- A detached ADU may be located no closer than 10-feet to a street side property line; 3-feet from an interior property line, and 0’ from a property line abutting a fully dedicated alley.
- An attached ADU may project into the required rear yard and may not exceed 15-feet in height, unless a use permit is obtained for height greater than 15-feet.
- An attached ADU may be located no closer than 3-feet from the rear property line and any closer to a side property line than allowed by the zoning district, unless a use permit is obtained.
- An ADU must comply with lot coverage requirements for the lot, though most have been increased.
- For up to lots 10,000 square feet in area, the maximum size of the ADU is 1000 square feet.
- For lots over 10,000 square feet in area, the maximum size of the ADU is 3000 square feet, or 10% of the net lot area, whichever is less.
- But in no case may an ADU exceed 75% of the gross floor area of the primary dwelling unit.

WHAT OTHER DEVELOPMENT REGULATIONS HAVE BEEN MODIFIED PER THIS TEXT AMENDMENT?

- Provides a definition of “Accessory Dwelling Unit (ADU)”.
- Provides and revises other definitions to clarify the differences between types of residential development (i.e. Single-Family Detached, Single-Family Attached, Townhome, Duplex, and Triplex).
- Revises and clarifies the requirements for residential design review on lots under 65-feet wide, to allow for more flexibility for ADUs and non-traditional design.
- Revises the title of the “Single-Family Attached” development option to be “Single-Family Infill”, to end long-standing confusion between the development option and the dwelling unit type. An attached ADU could be

considered a form of single-family attached development, and therefore be even more confusing to both applicants and staff.

- Eliminates the provision for “Interior Suite with Accessory Cooking Facilities” since that was a form of ADU and will now be covered under ADU regulations.
- Revises all permissions for “Guesthouse” to be for “Accessory Dwelling Unit”.
- Increases the permitted paving of the required front yard from 45% to 50% to make less confusing by increasing the entitlement to match the former exceptions (i.e. minimum 18-foot wide driveway, or as wide as needed for 3-car garage). This is particularly important for lots with an ADU, or a duplex or triplex.
- Allows development of duplexes and triplexes where they have always been allowed but ends requirement to comply with multi-family development standards. This will hopefully avoid applicants trying to claim a new second or third unit as an ADU, rather than the duplex or triplex it actually is.
- Reorganizes much of Section 608 to make all of these new standards clear and easy to find.
- Clarifies and standardizes the development standards in every residential zoning district as related to the provisions for ADUs.
- Updates code references in other sections of the Zoning Ordinance to correctly reflect new terms and reorganized structure.

WHAT THIS TEXT AMENDMENT DOES NOT DO:

- **Does not require any additional parking spaces for an ADU.**
- **Does not increase lot coverage in RE-43, RE-24, RE-35, or R1-14 districts, which always had “Guesthouse” permission and were granted an additional 5% lot coverage with TA 5-14 in 2015 when all structures are one-story, maximum 20’ in height.**
- Does not have any prohibitions, permissions, or references to utility metering or addressing.
- Does not legalize structures built without building permits, though it does make it easier due to new zoning permissions.
- Does not increase any density provisions.
- Does not allow duplex and triplex developments in zoning districts where they were not already allowed.