



These guidelines outline the minimum requirements for a plan submittal/review of Accessory Dwelling Units. For further information, contact the Planning & Development Department (P&D), 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003.

What is an Accessory Dwelling Unit?

A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same lot and used for a residential accessory use. ADUs, where permitted, do not count towards calculations of gross density.

For a summary of regulation visit www.phoenix.gov/adu or [ADU Summary](#).

Thresholds for ADU's

1. Detached accessory dwelling unit.
2. Attached accessory dwelling unit.
3. Only ONE accessory dwelling unit per single-family detached lot.
4. Lots 10,000 square feet in area, the maximum size of the ADU is 1,000 square feet.
5. Lots over 10,000 square feet in area, the maximum size of the ADU is 3,000 square feet, or 10% of the net lot area, whichever is less.
6. BUT in no case may an ADU exceed 75% of the gross floor area of the primary dwelling unit.

Prohibitions for ADU's

1. Does not legalize structures built without building permits.
2. Does not allow duplex and triplex developments in zoning districts where they were not already allowed.
3. Does not allow an ADU to become a short-term rental.

SPECIAL CONDITIONS:

Some properties are subject to special conditions which can affect development requirements and/or the type of information required to be submitted for building permit approval.

Additional reviews may be required if your property is designated as:

Hillside property (slope over 1:10) Planning & Development Dept. (602) 256-4103

Historic building or Historic District Historic Preservation Office (602) 261-8699

Floodplain Floodplain Management (602) 262-4960

For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602) 262-7811 voice or TTY use 7-1-1.

PROCESS:

1. Site Planning Approval
 - a. Must have site planning approval prior to moving on to residential submittal.
2. Grading and Drainage Plan
 - a. Attached or detached accessory dwelling units do not require a grading and drainage plan as outlined in “Grading and Drainage, Residential Single Lot Guideline”, www.phoenix.gov/pddsites/Documents/TRT/dsd_trt_pdf_00281.pdf or [Guideline](#)
3. For Residential Plan Review customer should provide a completed application and Pre-log Checklist along with plans to counter staff. Submittal shall include at a minimum:
 - a. ADU submittals will be logged in for a complete review.
 - b. Plot/site plan with site approval for ADU.
 - c. Residential Plan Submittal checklist information, www.phoenix.gov/pddsites/Documents/TRT/dsd_trt_pdf_00082.pdf or [Checklist](#)
 - d. Note fire rating requirements per R301-302 of the IRC.

ADDRESSING

If you would like a separate address for an Accessory Dwelling Unit, please contact Addressing Services. Located on the 2nd floor of Phoenix City Hall in the Planning & Development Department, (602) 256-3127.

WATER AND SEWER

One combined (domestic water, landscape and fire) meter service connection to the City’s water system is allowed. Separate water connection service for a fire line may be allowed through technical appeal process. [ADU Meter Policy Memo](#)

INSPECTIONS:

All construction work shall be inspected at designated intervals. It is the customer’s responsibility to call for all inspections. No portion of the construction work may be covered, concealed, or put into use until approved by the inspector. A final inspection of the completed project is required. Call (602) 495-0800 to schedule inspections. Calls received before 8 p.m. Monday through Friday will be scheduled for inspection the next workday. Inspections are conducted between 7:00 a.m. and 3:00 p.m., Monday through Friday.

FAQ’s

Will my ADU require any additional parking spaces? No, additional parking spaces will not be required.

Does this text amendment legalize structures built without a building permit? No, this text

amendment will not legalize unpermitted structures, but it does make it easier to permit due to the new zoning permissions.

Will the text amendment increase any density provisions? No, the accessory dwelling unit will not count towards density.

Will my lot coverage increase in Re-43, Re-24, Re-35, or R1-14 districts? Lot coverage will not increase for these 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.