



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-4-21 (Applicability Expansion of Interior Suites
with Accessory Cooking Facilities)
November 15, 2021

Application No. Z-TA-4-21: Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) of the Phoenix Zoning Ordinance to expand the applicability of interior suites with accessory cooking facilities to the South Mountain, North Mountain and Maryvale Villages.

Staff recommendation: Staff recommends approval of Z-TA-4-21 as shown in Exhibit A.

Background and Purpose

In 2019, City Council adopted an amendment to the Zoning Ordinance (G-6592) to allow an accessory cooking facility within new single-family subdivisions and partially developed single-family subdivisions that were abandoned during the economic downturn, with conditions as well as location and size limitations to address multigenerational housing while maintaining a single-family neighborhood character.

An interior suite with a cooking facility is a semi-private space (teal area) under the same roof in a single-family home within the main building envelope (purple area) with additional amenities such as refrigerators, sinks/disposals, dishwashers, microwaves, range/oven, washer/dryers, and counter/food prep areas. These spaces have been and continue to be utilized for aging parents or adult children to allow different generations their own semi-private living space or dedicated spaces for leisure (tv/game rooms), offices, or hosting guests.



To facilitate orderly development of an interior suite with accessory cooking facilities while protecting the character of existing single-family neighborhoods the application of an interior suite with accessory cooking facilities are limited to new subdivisions that are 15-acres or larger in the applicable villages subdivided after July 5, 2019 (effective date of the ordinance) or previously subdivided with less than 25% of the lots having constructed dwelling units or valid building permits.

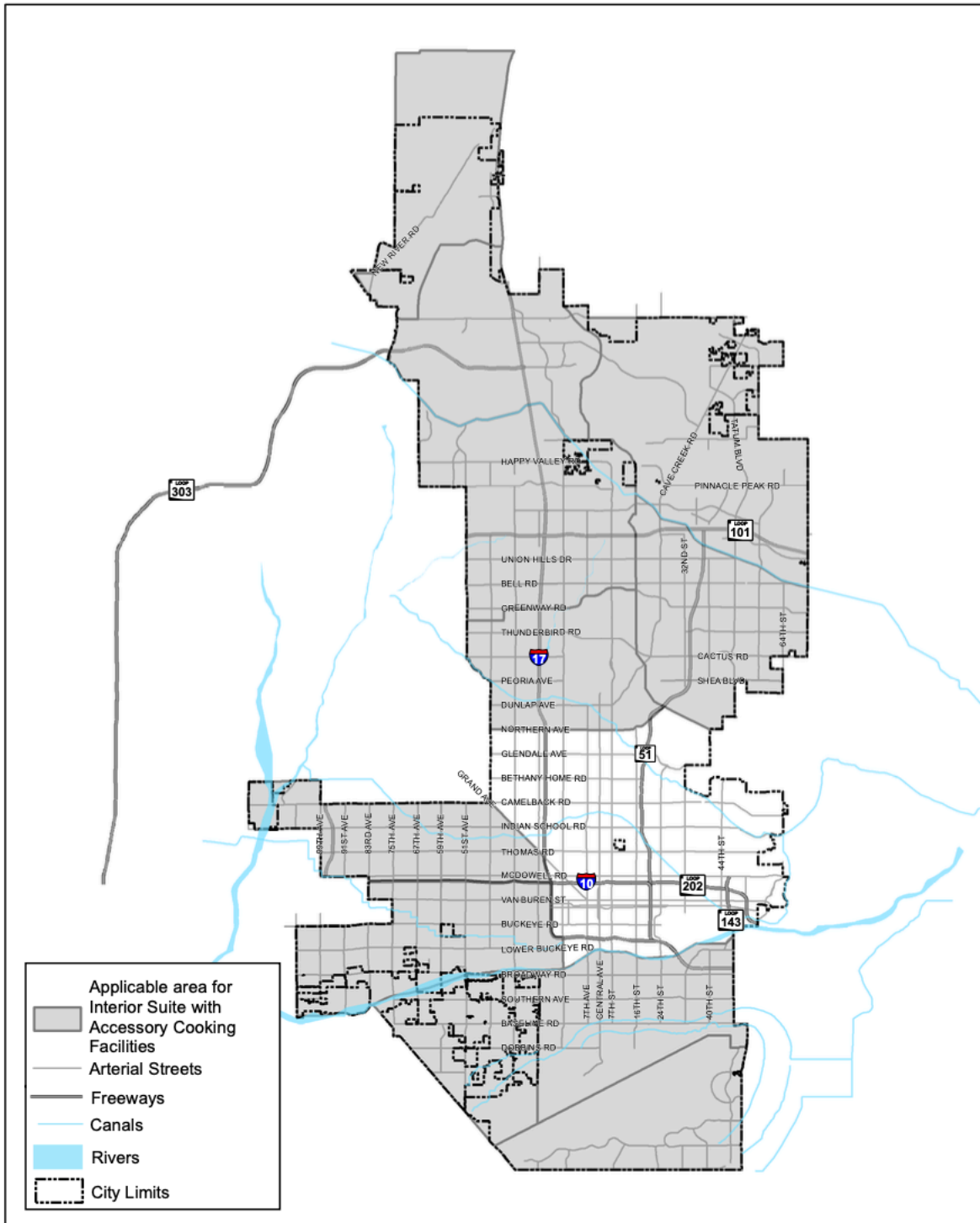
In addition to the location and size criteria, interior suites with accessory cooking facilities must be under the same roof as the home, and be a maximum size of 30% of the total net floor area or 800 square feet (whichever is less). In addition, properties may only have a single meter, mail service and access point.

There is a design requirement to address the building elevation visible from the street and there is a limit on the dedicated space for parking to ensure the single-family neighborhood character is maintained.

The initial applicable areas were limited to the following Village boundaries: Rio Vista, North Gateway, Desert View, Deer Valley, Paradise Valley, Laveen, Estrella and Ahwatukee Foothills. These villages had majority of vacant residentially zoned land of 15-acres or more.

The intent of this change is to expand the applicability of interior suites with cooking facilities to the South Mountain, North Mountain and Maryvale Villages as illustrated in Map 1 below.

MAP 1: APPLICABLE AREA



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January 6, 2022 Planning Commission

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The proposed text amendment is supported by the Phoenix General Plan and establishes the tools to carry out the Core Value and achieve the following goal:

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: *Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.*

TOOLS - POLICIES AND ACTIONS: *Research and revise city codes and ordinances when appropriate to allow modifications that will facilitate greater flexibility for neighborhoods and single-family residences to accommodate aging family members (next generation home product).*

The proposed text amendment would expand the accessibility of different housing types and address a growing demand for multigenerational housing where aging parents or adult children can have their own semi-private space with cooking facilities while still living under the same roof.

Conclusion

This text amendment will amend Chapter 6, Section 608.D.8.a (Interior Suite with Accessory Cooking Facilities) of the Phoenix Zoning Ordinance to expand the applicability of interior suites with accessory cooking facilities to the South Mountain, North Mountain and Maryvale Villages.

Staff recommends approval of Z-TA-4-21 as proposed in Exhibit A.

Writer

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11/15/21

Team Leader

Joshua Bednarek

Exhibits

A. Proposed Language

EXHIBIT A
Text Amendment Z-TA-4-21:
Applicability Expansion of Interior Suites with Accessory Cooking Facilities

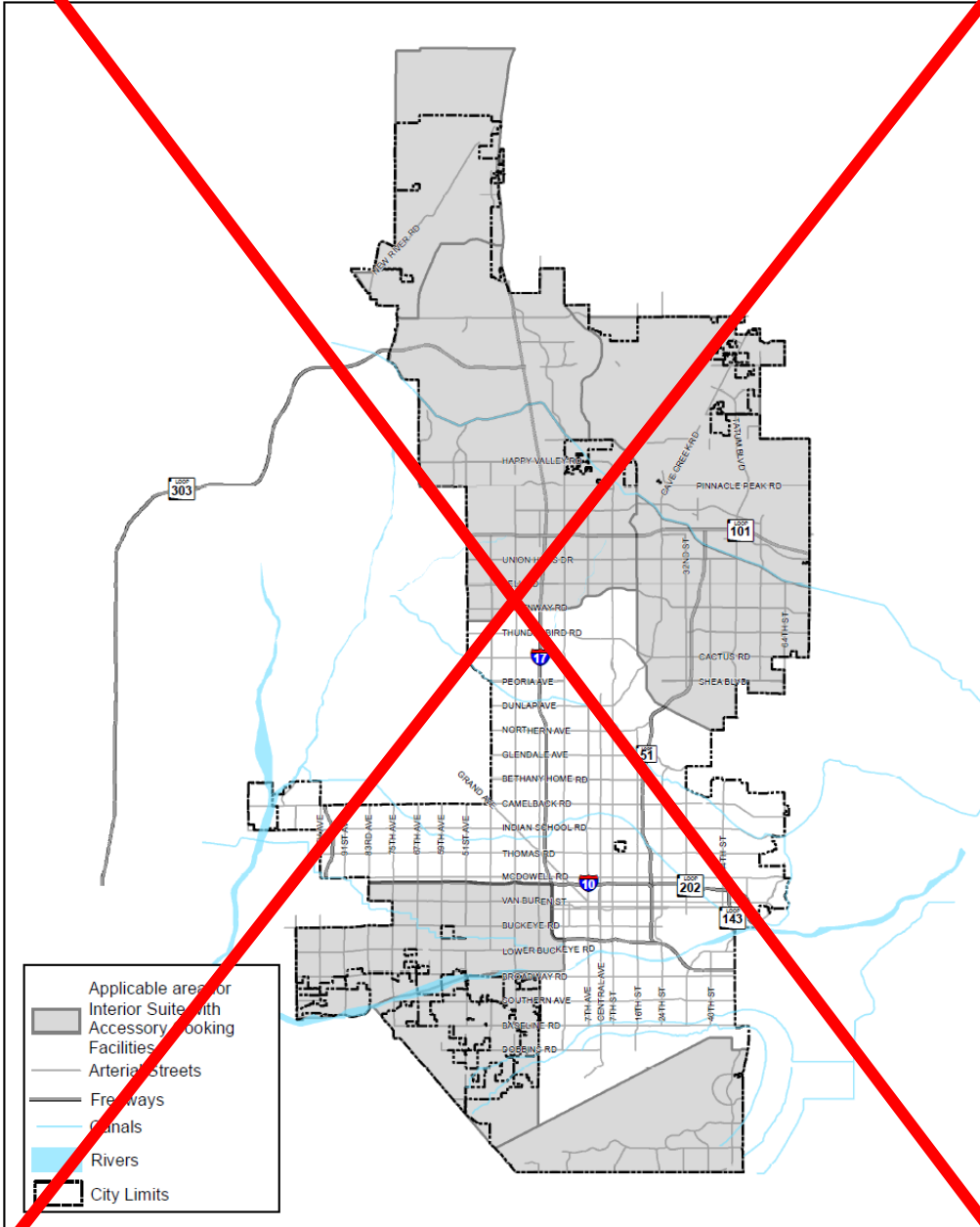
Proposed Language:

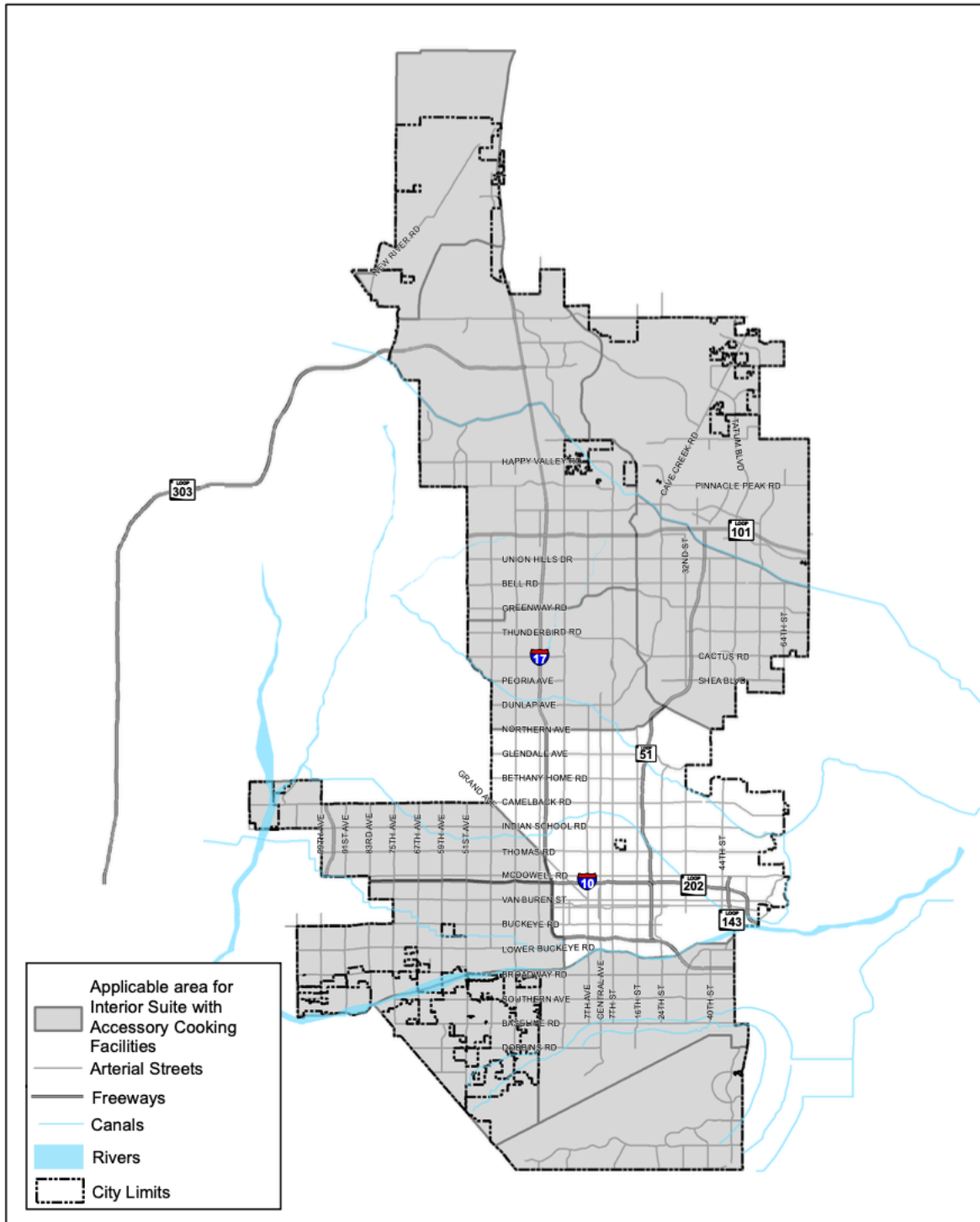
Amend Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) to revised Map 1 as follows:

D. Permitted Uses with Conditions.

8. Interior suite with accessory cooking facilities, subject to the following:
 - a. Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:
 - (1) Subdivided after July 5, 2019; or
 - (2) Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.

MAP 1: APPLICABLE AREA





- b. An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure. only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.
- c. The square footage of the interior suite with accessory cooking facilities shall not exceed 30 percent of the total net floor area or 800 square feet (whichever is less). Garage or patio areas shall not be included for the purpose of this calculation.
- d. An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the

dwelling unit.

- e. At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.
- f. An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.
- g. No more than one parking space, which may be covered or enclosed, shall be provided for an interior suite with accessory cooking facilities in addition to the parking provided for the remainder of the dwelling unit, with a maximum of four spaces total. This requirement does not apply to parking that may occur on the driveway in front of the garage(s).
- h. An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit.
- i. An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit.
- j. *Design requirements.* Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. This shall be treated as a presumption as outlined in Section 507.C.2.
