



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-6-18 (Interior Suite with Accessory Cooking Facilities)
March 1, 2019

Application No. Z-TA-6-18: Amend Chapter 2, Section 202 (Definitions), Chapter 6, Section 608.C. (Residence Districts – Permitted Uses), and Chapter 6, Section 608.D. (Residence Districts – Permitted Uses with Conditions) of the Phoenix Zoning Ordinance to address interior suite with accessory cooking facilities in residential districts.

Staff recommendation: Staff recommends approval of Z-TA-6-18 as shown in Exhibit A.

Purpose and Summary

The intent of these changes is to modify the Zoning Ordinance 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. This text amendment proposes the following changes:

- Establishes a definition for “interior suite with accessory cooking facilities”.
- Allows one additional accessory cooking facility when located within an “interior suite with accessory cooking facilities”.
- Establishes conditions for the “interior suite with accessory cooking facilities” to address applicability, size, and design.

Background

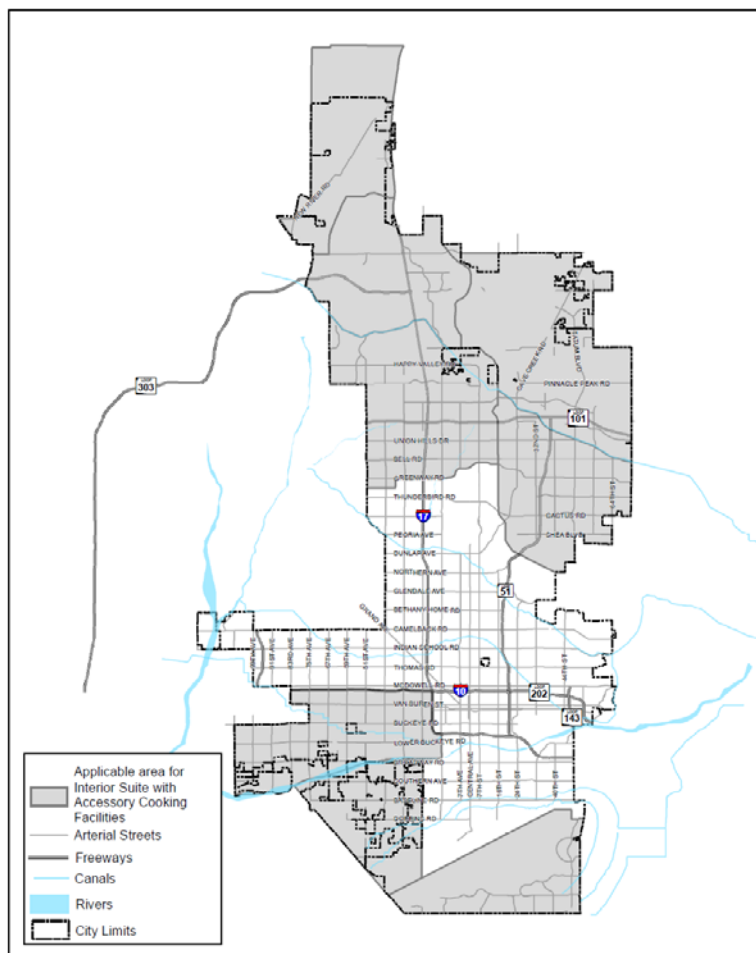
It is permitted under existing Zoning Ordinance requirements to provide semi-private spaces (teal area) under the same roof in a single-family home within the main building envelope (purple area) with additional amenities such as refrigerators, sinks/disposals, dishwashers, microwaves, washer/dryers, 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.



However, the Zoning Ordinance does not permit more than one cooking facility (range/oven) within a single-family residence. This text amendment would permit the installation of a second set of cooking facilities in detached single-family homes in new subdivisions under certain conditions.

The basis for the 15-acre size requirement stems from the General Plan policy addressing land use changes of 10 or more acres and the typical size of a larger new subdivision. To determine the applicable boundaries, staff analyzed vacant, residentially zoned land of 15-acres or more. The result of that analysis was that 8 of the 15 Villages had majority of the land that met these criteria. Therefore, the applicable area was limited to the following Village boundaries: Rio Vista, North Gateway, Desert View, Deer Valley, Paradise Valley, Laveen, Estrella and Ahwatukee as illustrated in Map 1 below.

MAP 1: APPLICABLE AREA



To facilitate orderly development of an interior suite with accessory cooking facilities while protecting the character of existing single-family neighborhoods, staff recommends limiting the application of an interior suite with accessory cooking facilities to new subdivisions in the applicable villages subdivided after the 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, the text amendment outlines several conditions limiting the extent of the interior suite with accessory cooking facilities. Conditions include that it must be under the same roof as the home, and that it 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.

A design requirement is proposed 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 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 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 2, Section 202 (Definitions), Chapter 6, Section 608.C. (Residence Districts – Permitted Uses), and Chapter 6, Section 608.D. (Residence Districts – Permitted Uses with Conditions) of the Phoenix Zoning Ordinance to address interior suite with accessory cooking facilities in residential districts.

Staff recommends approval of Z-TA-6-18 as proposed in Exhibit A.

Writer

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3/1/19

Team Leader

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Exhibits

A. Proposed Language

EXHIBIT A

Text Amendment Z-TA-6-18: Interior Suite with Accessory Cooking Facilities

Proposed Language:

Amend Chapter 2, Section 202 (Definitions) to read as follows:

Interim Vacant Land Uses: Neighborhood pocket park, demonstration garden, public playground, meditation garden, public art display and similar uses are allowed uses for vacant property.

INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES: A ROOM OR GROUP OF ROOMS LOCATED WITHIN A SINGLE DWELLING UNIT DESIGNED OR ARRANGED TO ALLOW FOR SEMI-PRIVATE RESIDENTIAL USE AND INCLUDES ACCESSORY COOKING FACILITIES.

Item of Information: A business or center name, word, abbreviation, number, or symbol. A logo and corresponding business name shall be considered one (1) item of information.

Amend Chapter 6, Section 608.C. (Residence Districts – Permitted Uses) to read as follows:

Use	Permitted	Permitted With Conditions ⁽¹⁾	Use Permit And Conditions ⁽²⁾

Community Residence Home		X	
INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES		X	
Boarding House		X	X

Amend Chapter 6, Section 608.D. (Residence Districts – Permitted Uses with Conditions) to read as follows:

D. Permitted Uses with Conditions.

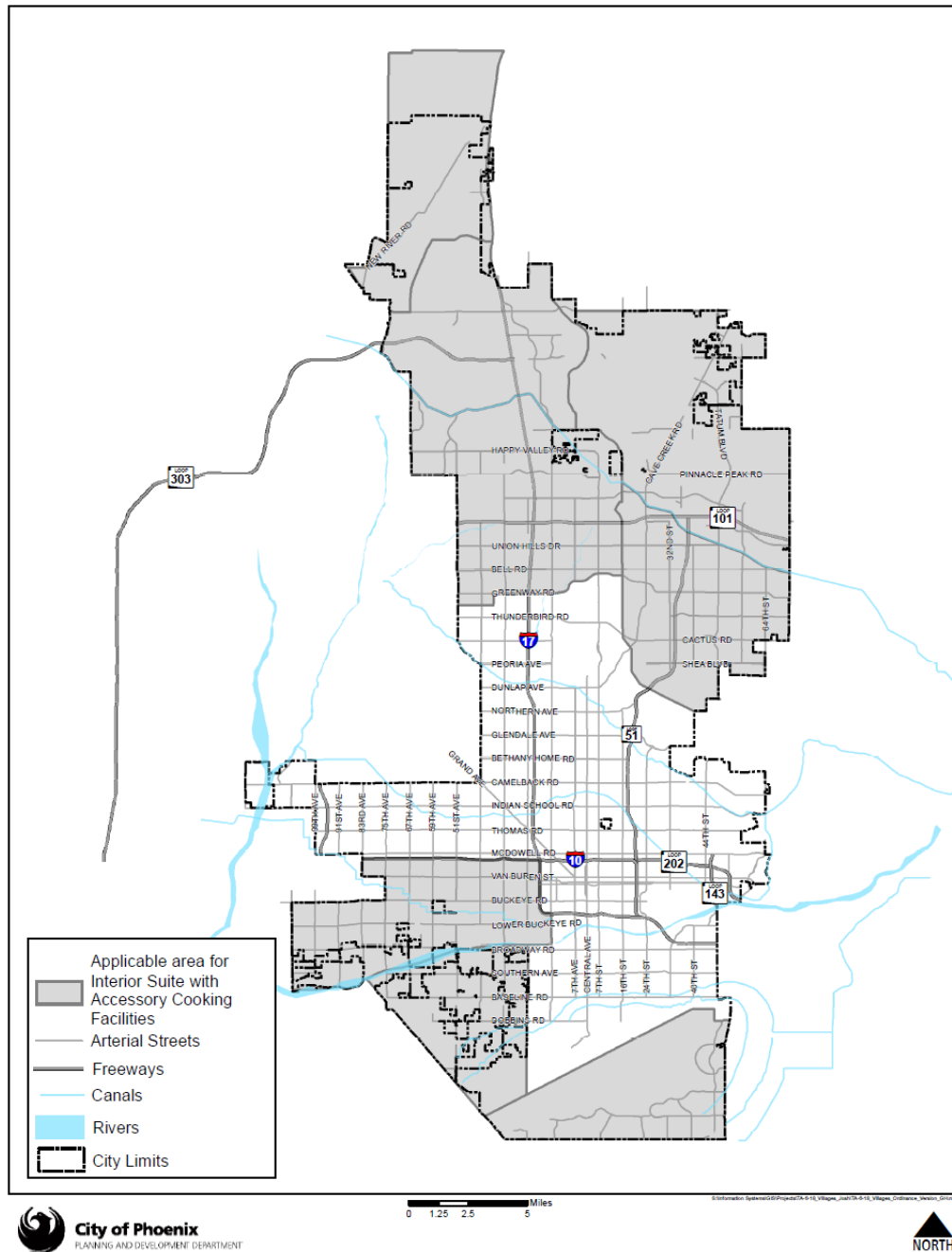
8. INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES, SUBJECT TO THE FOLLOWING:

- 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 [effective date of this ordinance]; OR

- (2) SUBDIVIDED PRIOR TO [effective date of this ordinance], BUT WITH LESS THAN 25% OF THE LOTS HAVING CONSTRUCTED DWELLING UNITS OR VALID BUILDING PERMITS AS OF [effective date of this ordinance].

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.
- c. THE SQUARE FOOTAGE OF THE INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES SHALL NOT EXCEED 30%

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 4 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.
