



Village Planning Committee Meeting Summary

Z-TA-5-23-Y

INFORMATION ONLY

Date of VPC Meeting June 5, 2023

Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Mr. Zambrano explained what an Accessory Dwelling Unit (ADU) is, sharing current terms used in Phoenix Zoning Ordinance and other nicknames for ADUs. Mr. Zambrano displayed a photo of the Willo Historic District showing buildings that are likely ADUs, or guesthouses. Mr. Zambrano shared the proposed changes in the Phoenix Zoning Ordinance, including allowing only one ADU per lot in all single-family zoned districts, definitions for duplex and triplex to make clear distinctions from ADUs, increases in lot coverage for most districts, revisions to rear-yard projection rules to allow ADUs and other projections further into the rear yard, height limitations in the rear yard, and fixing references to guesthouses among other sections. Mr. Zambrano then discussed different types of ADUs, including above-garage apartments, detached ADUs, attached ADUs, basement conversions, and converted garages. Mr. Zambrano noted that ADUs would be allowed to be two-stories within the building envelope, outside of the required setbacks, and would be limited to one-story and 15 feet in height within the required rear yard. Mr. Zambrano added that the text amendment would not prohibit other accessory structures, such as a detached garage. Mr. Zambrano then shared the proposed development standards for ADUs and concluded with the timeline for the text amendment.

Daniel Mazza asked if an ADU that was an above-garage apartment would need an exterior door and stairwell. **Mr. Zambrano** responded that he was unsure but would write the question down and follow up.

Mr. Goodhue stated that if the intent was to rent out an ADU, a separate entrance would be desired.

Diane Petersen asked if there could only be one accessory structure per lot. **Mr. Zambrano** responded that there will only be one ADU allowed per lot, and that the text amendment would not prohibit other accessory structures, such as a detached garage.

Anna Sepic asked if the structures are determined to be livable structures based on a kitchen. **Mr. Zambrano** responded affirmatively, noting that a full kitchen with cooking facilities would distinguish a structure as a dwelling unit.

Mr. Goodhue asked for clarification if an ADU would have a full kitchen in it. **Mr. Zambrano** responded that an ADU would have a full kitchen in it.

Mr. Mazza stated that a garage could have a dishwasher and a refrigerator but could not have ovens and a stove if there was an ADU on the lot already. **Mr. Zambrano** confirmed that was correct.

Louisa Ward asked if an ADU has to be a permanently constructed building and cannot be a trailer. **Mr. Zambrano** responded affirmatively, noting that RVs and trailers have different standards and are not allowed to be lived in unless in a designated RV or mobile home park.

Robert Gubser asked what a closed projection is. **Mr. Zambrano** responded that an addition to a house that projects passed the rear setback line is a closed projection, and that the Phoenix Zoning Ordinance allows closed projections for a maximum of five feet into the rear yard for no more than half of the width of the house. **Mr. Zambrano** stated that the text amendment would allow the closed projection for the full width of the house and would allow a deeper projection.

Chair Popovic asked if access can be from an alley. **Mr. Zambrano** responded that the primary access has to be from the street.

Larisa Balderrama asked if existing structures that do not meet the proposed requirements would have to be brought up to code. **Mr. Zambrano** responded that it would depend on if the structures were legally permitted or not, and if they were legally permitted, then they would be considered legal non-conforming and would be allowed to remain as-is, with certain provisions per Chapter 9 of the Phoenix Zoning Ordinance for nonconformities. **Mr. Zambrano** added that if a structure was used as a guesthouse illegally without permits, then it would need to be brought up to current code.

Mr. Goodhue asked what other cities are also considering allowing ADUs. **Mr. Zambrano** responded that it is a movement nationwide to allow ADUs, and that he believes they are currently allowed in Tempe but is unsure of other cities. **Mr. Goodhue** stated that he is not personally supportive of ADUs and desires to live in a single-family neighborhood. **Mr. Goodhue** added that this would result in more on-street parking and that he would move to another City that does not allow ADUs. **Mr. Goodhue** asked if the intent of the text amendment is to address housing shortage and affordability. **Mr. Goodhue** stated that the text amendment seems very open-ended and would allow short-term rentals.

Ms. Balderrama echoed **Mr. Goodhue's** question on the intent of the text amendment. **Mr. Zambrano** responded that the intent of the text amendment is to address the housing shortage by allowing different types of housing and that the City is considering a variety of solutions to address this issue.

Diane Petersen stated that short-term vacation rentals would not help address the housing shortage and added that there should be limitations on short-term rentals.

Mr. Goodhue concurred.

Mr. Zambrano stated that there are some existing restrictions for short-term rentals.

Ms. Balderrama stated that she is a member of a group that is working with the City and the State on short-term rentals and added that the City is working on some restrictions for short-term rentals.

Ms. Sepic asked if large lots that have enough room to build an addition on the side rather than the rear would still be a minimum three-foot setback. **Mr. Zambrano** responded that if the addition is in the rear yard, it would still be a three-foot setback from the property line. Mr. Zambrano added that the addition would still be required to meet the required side yard setback. **Ms. Sepic** asked how ADUs would affect property taxes since there would be additional rental income from ADUs. Ms. Sepic added that she is a multigenerational household and is considering building an ADU. **Mr. Zambrano** responded that he was unsure how it would affect property taxes but could follow up. Mr. Zambrano added that another intent behind this text amendment was to address multigenerational housing to allow an ADU for grandparents or in-laws, which is not currently allowed.

Ms. Balderrama asked for clarification that no additional parking would be required for an ADU. **Mr. Zambrano** responded affirmatively.



Village Planning Committee Meeting Summary

Z-TA-5-23-Y

INFORMATION ONLY

Date of VPC Meeting

June 5, 2023

Request

Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units

VPC DISCUSSION:

No quorum.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No quorum.

Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting	June 12, 2023
Request	Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Staff Presentation:

Mrs. Sanchez Luna provided an overview of the proposed text amendment. Mrs. Sanchez Luna noted that the proposed text amendment would allow for accessory dwelling units. Mrs. Sanchez Luna presented examples of the proposed accessory dwelling unit development standards. Mrs. Sanchez Luna concluded the presentation by noting the proposed hearing dates for the text amendment.

Questions from the Committee:

Patrick Nasser-Taylor asked if an additional room was built, would the owner be allowed to construct an accessory dwelling unit. **Mrs. Sanchez Luna** noted that if the room was an addition, an accessory dwelling unit could still be constructed. **Mr. Nasser-Taylor** asked if HOAs would be able to limit accessory dwelling units. **Mrs. Sanchez Luna** confirmed.

Ms. Rouse stated she had concerns with accessory dwelling units being converted to short term rentals. Ms. Rouse noted that the primary concern would be parking and crime. **Mrs. Sanchez Luna** noted that there are regulations for short term rentals but that the text amendment would not modify the regulations.

Vice Chair Stephanie Hurd asked for clarification on the intent of the proposed text amendment. **Mrs. Sanchez Luna** noted that the intent was to add to the housing demand and offer individuals a variety of housing options. Mrs. Sanchez Luna noted that accessory dwelling units can be rented or used for multigenerational housing.

Ms. Rubio-Raffin asked how duplexes and triplexes will be defined to differentiate them from accessory dwelling units. **Ms. Gomes** noted that the accessory dwelling unit will have to be accessory to the primary structure. Ms. Gomes added that a duplex would be equal number of units. **Ms. Rubio-Raffin** asked if fencing could be added for pets such as dogs to prevent them from utilizing the entire yard. **Ms. Gomes** stated that pet fencing would not be affected. Ms. Gomes added that fencing that would create two

separate spaces would not be permitted.

JoAnne Jensen agreed with Committee Member Rouse's concerns. Ms. Jensen noted that she was in favor of attainable housing but was skeptical of accessory dwelling units serving that purpose.

Dean Chiarelli agreed. Mr. Chiarelli asked if any language would be added to address short term rentals and who would enforce accessory dwelling units. Mr. Chiarelli voiced his displeasure regarding short term rentals. Mr. Chiarelli noted that he did not support accessory dwelling units without regulations regarding short term rentals.

Chair Abegg noted that a previous text amendment allowed for an additional cooking facility and contained numerous development standards. Chair Abegg added that she had concerns with the number of dwelling units per acre and the lack of parking regulations. Chair Abegg requested more language regarding additional parking for accessory dwelling units.

Ms. Perrera noted that this text amendment would address older subdivisions that do not have HOAs. Ms. Perrera voiced her concerns regarding parking.

Chair Abegg stated that she had concerns with HOA's ability to regulate accessory dwelling units.

Mr. Nasser-Taylor noted that in San Diego, accessory dwelling units were utilized as short-term rentals rather than apartments and recommended staff to contact the other cities.

Chair Abegg noted that accessory dwelling units could cause infrastructure issues such as overcrowded schools, longer emergency response times, and traffic congestion.

Vice Chair Hurd voiced her encouragement to research how other cities have implemented accessory dwelling units.

Ms. Gomes stated that the text amendment has been in response to what has been occurring at the legislative level. Ms. Gomes noted that legislative would make the decision, but the city would like to have an input in the process. Ms. Gomes noted that the state regulation overrules city municipalities regarding short term rentals. Ms. Gomes noted that the city evaluated Tucson, Arizona for accessory dwelling units and create feasible requirements.

Ms. Rubio-Raffin asked how many parking spots would be required for a property with an accessory dwelling unit. **Ms. Gomes** noted that all single-family homes are required two parking spaces and the text amendment would not require additional parking. **Ms. Rubio-Raffin** recommended that two additional parking spots should be required per accessory dwelling unit. Ms. Rubio-Raffin noted that accessory dwelling units would assist the conservation of land.

Ms. Jensen noted that there are hundreds of potential homes not being built because of the lack of permits.

Chair Abegg asked if accessory dwelling units could be part of new developments or be built later. **Ms. Gomes** noted that a plot plan would have to be presented to the Site Planning Department for any accessory dwelling unit. Ms. Gomes added that if a new development included accessory dwelling units, then those would be shown on the site plan. **Chair Abegg** asked if the accessory dwelling units would have separate water and electrical meters. **Ms. Gomes** stated that it would be attached to the existing infrastructure. **Chair Abegg** asked if there were any regulations regarding meters. **Ms. Gomes** noted that meter regulations are not part of the text amendment as it is not a land use issue. **Chair Abegg** asked who the best contact for the text amendment would be. **Ms. Gomes** noted that Nayeli Sanchez Luna, Chris DePerro and herself would be the best contacts.

Public Comment:

Phil Hertel voiced his concerns regarding parking. Mr. Hertel asked if a driveway to the accessory dwelling unit would be required. Mr. Hertel asked who would be responsible for any property damage or criminal activity in the accessory dwelling unit. Mr. Hertel voiced his concerns regarding vehicle access to subdivisions and water conservation. Mr. Hertel suggested restrictions regarding accessory dwelling units.

Staff Response:

Ms. Gomes noted that parking has been a concern in all villages. Ms. Gomes added that the property owner would be responsible for any violations. Ms. Gomes stated that the proposed accessory dwelling unit standards would help mitigate the impact.

Committee Discussion:

Chair Abegg asked if the Fire Department would be looking at the number of potential accessory dwelling units and street parking when analyzing vehicle access. **Ms. Gomes** noted more information could be provided at a later date.



Village Planning Committee Meeting Summary

Z-TA-5-23-Y

INFORMATION ONLY

Date of VPC Meeting June 12, 2023

Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units.

VPC DISCUSSION:

No members of the public registered to speak on this item.

Anthony Grande, staff, provided a presentation regarding the proposed text amendment, gave examples of accessory dwelling units (ADUs), noted the proposed standards for new ADUs, and provided a timeline for the proposal.

Committee Member Johnson stated that ADUs are needed and asked whether ADUs would be allowed to access the alley, noting that it would be beneficial to include alley access. **Mr. Grande** replied that the text would require access to the street at a minimum but doesn't address access to the alley.

Committee Member Olivas stated that the access wouldn't work for closed alleys. **Mr. Grande** stated that if alley access were included as an option, it wouldn't work for gated alleys, and access to the street would be required.

Committee Member Sherman agreed with the comment about alley access and asked about the definition of height for ADUs. **Mr. Grande** stated that the zoning already has a definition for height, which is different depending on the shape of the roof.

Committee Member Burns asked for clarification on the separate cooking facilities and if there will be rules for distance between structures. **Mr. Grande** replied that the text clarifies that separate cooking facilities are allowed in ADUs and that the text likely won't specify a separation distance, which is addressed by building codes, but he will provide clarification at the next meeting.

Vice Chair O'Grady stated that he was excited to see this text amendment go forward.

Committee Member Sonoskey provided clarification on fire rating requirements for

buildings that are closer than five feet together and that there are a lot of illegal accessory units, and it is important to legalize them.

Committee Member Gaughan asked about the use of ADUs for short-term rentals. **Mr. Grande** replied that the text doesn't address short-term rentals. **Vice Chair O'Grady** commented that a study found that 12 percent of ADUs were used as short-term rentals.

Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting June 6, 2023
Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units.

VPC DISCUSSION:

Two members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided a presentation on the development and adoption of accessory dwelling units as an amendment to the Zoning Ordinance. Mr. Roanhorse provided information on definitions, types, zoning, and development standards. Mr. Roanhorse displayed examples of ADU configurations, sizes, dimensions and standards that will be applicable for residential development. Mr. Roanhorse discussed the schedule for the text amendment review at the Villages, Planning Commission and City Council.

QUESTIONS FROM COMMITTEE:

Ms. Schmieder asked if the addition of a pathway and parking associated to an ADU will be required and will this be balanced in the development and review process. Mr. Roanhorse responded that additional parking is not required and access via pathway to the ADU from the front would be required.

PUBLIC COMMENTS:

Larry Whitesell introduced himself and thanked the Committee for the opportunity to speak, and stated he agreed with the proposed text amendment. Mr. Whitesell stated this action reflects the City moving forward and would like to see more details on lot coverage, setbacks and parking needs to be fully addressed. Mr. Whitesell stated he is looking forward to seeing this get approved by the City Council.

Neal Haddad thanked the Committee for the opportunity to speak and stated there were some good ideas about the text amendment. Mr. Haddad stated that this text amendment is a response to state legislative actions, and it is a good response but it is moving fast in the review process. Mr. Haddad expressed that the recent text amendments are about legitimacy and input and there has not been input at the neighborhood level for the previous and current text amendments. Mr. Haddad

expressed his concern that there is not sufficient input and the City needs to find people to be involved in the review process.

STAFF RESPONSE:

None.

CCOMMITTEE DISCUSSION:

None.

Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting June 6, 2023
Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units

VPC DISCUSSION:

No members of the public registered to speak on this item.

Anthony Grande, staff, provided a presentation regarding the proposed text amendment, gave examples of accessory dwelling units (ADUs), noted the proposed standards for new ADUs, and provided a timeline for the proposal.

Committee Member Santoro asked about rear yard projection limits. **Mr. Grande** clarified the proposed text related to rear yards.

Committee Member Reynolds asked about the applicability in existing subdivisions and whether HOAs could prevent it. **Mr. Grande** stated that he would provide clarification at the next meeting.

Vice Chair Lagrave stated that he was not in favor of the proposal, noting that it would cause congestion and parking issues in neighborhoods.

Committee Member Santoro stated that the proposal could provide opportunities for next generation homes. **Vice Chair Lagrave** stated that he didn't have an issue with that type of housing, but the proposal would create slum conditions.

Committee Member Nowell asked about the impetus for this proposal. **Mr. Grande** replied that it would promote new opportunities for housing.

Committee Member Hankins asked for clarification that this proposal would essentially be doubling the zoning. **Mr. Grande** replied that it would allow an additional unit on single-family lots with limitations, explained in the presentation.

Committee Member Younger asked if this would have an impact on property taxes. **Chair Bowser** replied that it would impact taxes because the assessed value would

increase for properties with an ADU.

Committee Member Kirkilas asked for clarification about the building footprint that could be constructed under the proposal. **Mr. Grande** reviewed the limitations on the building footprint, including lot coverage, setbacks, and the specific limitations included in the proposed text.

Committee Member Kollar asked about lot coverage. **Mr. Grande** replied with a description of the lot coverage requirements. **Chair Bowser**, **Vice Chair Lagrave**, and **Committee Member Santoro** added additional context with a discussion about the various development standards that new development must follow.

Vice Chair Lagrave stated that the proposal was inconsistent with several of the city's policy plans.

Committee Member Israel asked if there would be a parallel process addressing issues with short-term rentals. **Committee Member Nowell** noted that the city isn't able to prohibit short-term rentals.

Committee Member Kirkilas stated that the proposal could help reduce urban sprawl.

Chair Bowser suggested that the city undertake educational efforts to inform property owners of the standards for ADUs and that there should be a level of design review for ADUs to make sure the buildings look good.

Committee Member Israel agreed with the Chair and noted that in the absence of design review, someone could put up a container home as an ADU.

Committee Member Santoro stated that there was a builder that wanted to do ADUs in the past and that there should be a middle ground solution because many people fight against having multifamily housing in their neighborhoods, suggesting that smaller lots could be exempted from allowing ADUs. **Mr. Kirkilas** indicated agreement. **Mr. Nowell** agreed there should be a minimum lot size.

Committee Member Kollar asked for clarification on the definition of an ADU. **Mr. Grande** replied that there would be more specific text at the next hearing and would include a definition.

Chair Bowser suggested there should be simple, clear guidance for mom and pop applicants looking to build an ADU.

Vice Chair Lagrave stated that he doesn't agree with allowing the types of ADUs where the building footprint on a property increases.

Committee Member Hankins asked about the current regulations because there are

some homes with accessory structures on the lots. **Mr. Grande** noted that some districts currently allow guesthouses. **Ms. Santoro** noted that some developments in Desert View included small casitas as accessory structures but that they are not considered dwelling units because they don't have cooking facilities.

Committee Member Nowell asked whether ADUs would be allowed in front yards, noting that it would be terrible for curb appeal. **Mr. Grande** replied that ADUs would not be allowed in required front yards and most homes don't have much space between the front facade and the required front yard.

Committee Member Reynolds asked for clarification that detached garages would still be allowed on lots with ADUs. **Mr. Grande** replied that they would be as long as the property doesn't exceed the lot coverage or other development standards.

Vice Chair Lagrave stated that this proposal creates issues with sustainability and that he would rather see yards increasing to allow more tree landscaping.

Committee Member Israel asked for clarification on the definition of height for ADUs. **Mr. Grande** stated that he could provide more information at the next meeting.

Committee Member Nowell stated that the proposal could cause an issue with the urban heat island effect.

Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting June 13, 2023
Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Mr. Zambrano explained what an Accessory Dwelling Unit (ADU) is, sharing current terms used in Phoenix Zoning Ordinance and other nicknames for ADUs. Mr. Zambrano displayed a photo of the Willo Historic District showing buildings that are likely ADUs, or guesthouses. Mr. Zambrano shared the proposed changes in the Phoenix Zoning Ordinance, including allowing only one ADU per lot in all single-family zoned districts, definitions for duplex and triplex to make clear distinctions from ADUs, increases in lot coverage for most districts, revisions to rear-yard projection rules to allow ADUs and other projections further into the rear yard, height limitations in the rear yard, and fixing references to guesthouses among other sections. Mr. Zambrano then discussed different types of ADUs, including above-garage apartments, detached ADUs, attached ADUs, basement conversions, and converted garages. Mr. Zambrano noted that ADUs would be allowed to be two-stories within the building envelope, outside of the required setbacks, and would be limited to one-story and 15 feet in height within the required rear yard. Mr. Zambrano added that the text amendment would not prohibit other accessory structures, such as a detached garage. Mr. Zambrano then shared the proposed development standards for ADUs and concluded with the timeline for the text amendment.

Chair Lawrence asked if the proposed text amendment would be for all residential. **Mr. Zambrano** confirmed it would apply for all single-family zoning districts.

Mr. Virgil stated that it would only be allowed if the lot had enough room. Mr. Virgil stated that the required setbacks would restrict some lots from building ADUs.

Chair Lawrence asked what setbacks were depicted on the presentation slide. **Mr. Zambrano** responded that most single-family lots have a three-foot side setback on one side and a 10-foot side setback on the other side, in addition to a 20-foot front yard setback and a 25-foot rear yard setback, which is likely what is being depicted.

Mr. Virgil stated that the intent is to try to allow in-law units with cooking facilities. Mr. Virgil stated that most people were adding kitchens to new structures anyways without obtaining permits for them.

Chair Lawrence stated that this text amendment would allow inspections for the livable structures now moving forward rather than doing it without permits. Chair Lawrence asked what will happen next with this request. **Mr. Zambrano** responded that it will be coming back to the VPCs next month for a recommendation vote. **Chair Lawrence** asked if HOAs would be able to restrict ADUs. **Mr. Zambrano** responded that HOAs could restrict ADUs, but that it would not stop the City from permitting an ADU because it would be permitted by the Phoenix Zoning Ordinance, and because the City does not look at or know what HOA restrictions are.

Mr. Sommacampagna asked how an attached ADU would have access to the street. **Mr. Zambrano** responded that an accessway would be required outside of the primary dwelling, which could include a pathway along the side of the house, as long as it does not go through the primary dwelling unit. **Mr. Sommacampagna** asked if there will be fire sprinkler requirements for ADUs. **Mr. Zambrano** responded that he was not sure, but that fire plan reviewers would review the plans for these structures and would require the owners to do whatever is required by the fire code. **Mr. Sommacampagna** asked if access would be allowed through an alley. **Mr. Zambrano** responded that the Phoenix City Code does not allow pedestrian access through an alley, but vehicular access would be allowed through an alley if it is wide enough. **Mr. Sommacampagna** asked if a 220-volt outlet would be allowed in an ADU. **Mr. Zambrano** responded affirmatively.

Vice Chair Pereira asked why the Planning Commission had already voted on the previous text amendments and this text amendment was being heard for a vote by the VPC before the Planning Commission. **Mr. Zambrano** responded that the two previous text amendments were supposed to be heard by the VPC last month but were continued to this month due to time constraints.



Village Planning Committee Meeting Summary

Z-TA-5-23-Y INFORMATION ONLY

Date of VPC Meeting June 13, 2023
Location Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix
 Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No quorum.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Committee member Ashley Hare left during this item, thus losing quorum.

Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting	June 14, 2023
Request	Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

No quorum.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No quorum.



Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting June 8, 2023
Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

No quorum.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

No quorum.



Village Planning Committee Meeting Summary

Z-TA-5-23-Y

INFORMATION ONLY

Date of VPC Meeting June 8, 2023

Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Committee member Simon left during this item, bringing the quorum to four members.

Staff Presentation:

Mr. Zambrano explained what an Accessory Dwelling Unit (ADU) is, sharing current terms used in Phoenix Zoning Ordinance and other nicknames for ADUs. Mr. Zambrano displayed a photo of the Willo Historic District showing buildings that are likely ADUs, or guesthouses. Mr. Zambrano shared the proposed changes in the Phoenix Zoning Ordinance, including allowing only one ADU per lot in all single-family zoned districts, definitions for duplex and triplex to make clear distinctions from ADUs, increases in lot coverage for most districts, revisions to rear-yard projection rules to allow ADUs and other projections further into the rear yard, height limitations in the rear yard, and fixing references to guesthouses among other sections. Mr. Zambrano then discussed different types of ADUs, including above-garage apartments, detached ADUs, attached ADUs, basement conversions, and converted garages. Mr. Zambrano noted that ADUs would be allowed to be two-stories within the building envelope, outside of the required setbacks, and would be limited to one-story and 15 feet in height within the required rear yard. Mr. Zambrano added that the text amendment would not prohibit other accessory structures, such as a detached garage. Mr. Zambrano then shared the proposed development standards for ADUs and concluded with the timeline for the text amendment.

Discussion:

None.



Village Planning Committee Meeting Summary

Z-TA-5-23-Y

INFORMATION ONLY

Date of VPC Meeting June 20, 2023

Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Staff Presentation:

Mrs. Sanchez Luna provided an overview of the proposed text amendment. Mrs. Sanchez Luna noted that the proposed text amendment would allow for accessory dwelling units. Mrs. Sanchez Luna presented examples of the proposed accessory dwelling unit development standards. Mrs. Sanchez Luna concluded the presentation by noting the proposed hearing dates for the text amendment.

Questions from the Committee:

Chair Perez stated that this would make housing available for different income options. Chair Perez noted that HOAs would be able to prevent accessory dwelling units from being built or allowed.

Mr. Sanou voiced his support and stated that people are already living in garage conversions. Mr. Sanou stated that this text amendment would allow more housing options. **Chair Perez** noted that the text amendment did not overrule HOA regulations.

Public Comment:

Kirin Goff asked if the city had a ban on advertising guest houses or accessory dwelling units. **Ms. Escolar** noted that the majority of residential housing does not allow for a guest house or accessory dwelling units. **Ms. Wallace** noted that another common term was “casita.” Ms. Wallace voiced her support for accessory dwelling units. **Chair Perez** requested staff to provide more information on terminology used on housing advertisement.

Committee Discussion:

Chair Perez recommended the committee to voice their support at the next committee meeting.



Village Planning Committee Meeting Summary

Z-TA-5-23-Y

INFORMATION ONLY

Date of VPC Meeting June 21, 2023

Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Mr. Klimek, staff, explained what an Accessory Dwelling Unit (ADU) is, sharing current terms used in Phoenix Zoning Ordinance and other nicknames for ADUs. He displayed a photo of the Willo Historic District showing buildings that are likely ADUs, or guesthouses. He shared the proposed changes in the Phoenix Zoning Ordinance, including allowing only one ADU per lot in all single-family zoned districts, definitions for duplex and triplex to make clear distinctions from ADUs, increases in lot coverage for most districts, revisions to rear-yard projection rules to allow ADUs and other projections further into the rear yard, height limitations in the rear yard, and fixing references to guesthouses among other sections. He then discussed different types of ADUs, including above-garage apartments, detached ADUs, attached ADUs, basement conversions, and converted garages. He noted that ADUs would be allowed to be two-stories within the building envelope, outside of the required setbacks, and would be limited to one-story and 15 feet in height within the required rear yard. He added that the text amendment would not prohibit other accessory structures, such as a detached garage. He then shared the proposed development standards for ADUs and concluded with the timeline for the text amendment.

QUESTIONS FROM THE COMMITTEE

Committee Member Larson asked if the proposed text amendment will override CC&Rs. **Mr. Klimek** responded that the text amendment will not invalidate deed restrictions.

Committee Member Sommacampagna asked if a public alley can be counted as a direct pedestrian access to a public right of way. **Mr. Klimek** responded that an alley can be used to access the ADU but that a route to the nearest public street must be provided.



Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting June 26, 2023
Request Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION:

Meeting was canceled due to lack of quorum.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Meeting was canceled due to lack of quorum.

Village Planning Committee Meeting Summary
Z-TA-5-23-Y
INFORMATION ONLY

Date of VPC Meeting	June 27, 2023
Request	Amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwelling units.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One member of the public registered to speak on this item.

STAFF PRESENTATION

Mr. Samuel Rogers, staff, provided a presentation regarding the proposed text amendment, gave examples of accessory dwelling units (ADUs), noted the proposed standards for new ADUs, and provided a timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Adams asked if height is measured to the top of the roof pitch and if there are any 10,000 square foot properties in Alhambra. **Sarah Stockham**, staff, confirmed that height is measured to the top of the roof. **Committee Member Keyser** stated that there are large lot homes between Northern and Glendale.

Committee Member Keyser stated that ADUs had previously been restricted and asked if the reason this text amendment is going forward is to provide more housing and density. **Mr. Rogers** confirmed that the purpose of the text amendment is to provide more housing and greater density and stated that there is also pressure from the State because there is an ADU bill in the state legislature.

Committee Member Fitzgerald asked if parking will be provided in the street. **Mr. Rogers** stated that parking is not required but can occur in the existing driveway, the owner can build additional parking area, or residents can park on the street.

Committee Member Camp stated that she has seen demand for more multigenerational housing.

Committee Member Solorio stated that the AARP is working on ADU reform nationally and has developed model language in cooperation with the American Planning Association. Committee Member Solorio explained that in order to not exclude seniors that do not drive, one of the key components of the model AARP language is to not include parking. Committee Member Solorio stated that ADUs are legal statewide in Oregon, California, and Montana, as well as in cities across the country, and explained that ADUs are an affordable housing typology that is not subsidized by the government.

Committee Member Fitzgerald asked if the ADUs can be used as short-term rentals. **Mr. Rogers** explained that the State restricts municipalities' ability to regulate ADUs, but there may be some changes at the state level that allow municipalities more power to regulate short-term rentals.

Chair Bryck asked about the research behind the regulations presented and what communication had occurred with other jurisdictions. **Mr. Rogers** explained that he was not a part of the team that developed to ordinance, but he knew that some elements of the text amendment language had come from the City of Tucson. **Ms. Stockham** stated that there will be a staff report with more information. Chair Bryck stated that the regulation that allows for larger lots to have larger ADUs favors large landowners, stated that the restriction on fences seems strange, and explained that ADUs should be allowed to have zero-foot rear setback when adjacent to a fully dedicated alley. Mr. Rogers explained that you can encroach into the rear yard setback but not the side yard setbacks.

PUBLIC COMMENTS

Jackie Rich stated that there was not enough publication of the text amendments and explained that the ADUs will not address workforce housing because they will not be rented to strangers. Ms. Rich stated that the ADU ordinance will be good for developers who want to build two units on a lot. Ms. Rich stated that she has wants short-term rentals to be regulated, protection for historic neighborhoods, protection from investors, and for the text amendment to be evaluated in terms of how much workforce housing will be developed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION

None.