



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Mayor and City Council

**Date:** November 13, 2024

**From:** Joshua Bednarek *JB*  
Planning and Development Director

**Subject:** CONTINUANCE OF ITEM 75 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING - AMEND CITY CODE - ORDINANCE ADOPTION - ACCESSORY DWELLING UNITS - Z-TA-2-24-Y (ORDINANCE G-7317)

Item 75 is a request to hold a public hearing on a proposed text amendment Z-TA-2-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms; amend Chapter 6, Section 603 (Suburban S-1 District-Ranch or Farm Residence) and Section 604 (Suburban S-2 District-Ranch or Farm Commercial) to comply with HB 2720; amend Section 605 (Residential Estate RE-43 District-One-Family Residence), Section 606 (Residential Estate RE-24 District-One-Family Residence), and Section 607 (Residential R1-14 District-One-Family Residence) to comply with HB 2720 and increase permitted lot coverage; amend Section 608 (Residential Districts) to comply with HB 2720; amend Section 609 (RE-35 Single-Family Residence District) to increase permitted lot coverage; amend Chapter 7, Section 701.A.3 (Projections) to comply with HB 2720; amend Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to differentiate the addition of ADUs from multi-family developments; and amend Section 706 (Accessory Uses and Structures) to clarify wordings and comply with HB 2720.

Staff recommends continuing this item to the November 20, 2024, City Council Formal meeting to allow for additional discussions between staff, the Mayor, and City Council offices.

Approved:

  
Alan Stephenson  
Deputy City Manager