



Accessory Dwelling Unit Code Amendment

Stakeholder Meeting

January 13, 2021, 10:00am

Virtual Meeting via Teams

Meeting Summary

Agenda

- I. Introductions
- II. Recap of December Meeting
- III. Zoning Overview
- IV. Goals and Issues Prioritization
- V. Announcements & Updates
- VI. Next Steps

Participants:

- Koren Manning, City of Tucson PDSD
- Dan Bursuck, City of Tucson PDSD
- Elisa Hamblin, City of Tucson PDSD
- Alison Miller, City of Tucson HCD
- Ann Chanecka, City of Tucson HCD
- Nathalia Untiveros, Mayor's Office
- Katie Bolger, Ward 2
- Sarah Launius, Ward 3
- Teresa Smith, Ward 4
- Hannah Smith, Ward 4
- Ariel Fry, Ward 6
- Diana Amado, Ward 6
- Alex Vondeling, Opticos Design
- Alice Roe, Blenman Elm NA
- Allyson Solomon, MPA
- Bill Mackey, CAPLA
- Bonnie Poulos, TRRG, Campus Farms NA
- Colby Henley, Rincon Heights NA
- Corky Poster, Poster, Mirto, McDonald
- Dante Archangeli
- Gigi Aldridge, PCCLT
- Harold Bergsma, AARP Arizona
- Jim Murphy, Tucson Housing Foundation
- Jonathan Bean, CAPLA
- Josie Zapata, Miles NA
- Lee Marsh, Rincon Heights NA
- Lisa Bowers, Tucson Expediting
- Maggie Amado-Tellez, PCCLT
- Marcos Ysmael, Pima County Housing
- Mark Clark, PCOA
- Mark Holden, Pima County Planning
- Patrice Lange, Blenman Elm NA
- Peter Norback, Miles NA
- Ryan Stephenson, Pima County Community Development
- Sharayah Jimenez, Cuadro Design
- T Van Hook, Habitat for Humanity
- Valerie Lane, architect and realtor

Discussion Notes:

Clarifications and Comments regarding Zoning Overview

- Could some sites (i.e. 9,000 square feet in R-2) add a third unit (or two ADUs)? In some cases, zoning allows this but three units are considered multifamily and would trigger commercial site standards, which can be more difficult to meet
- Use specific standards regarding group dwellings – in R-1 and R-2 occupancy on the lot of 5 or more unrelated persons is considered a group dwelling and is not permitted
- Is a duplex/triplex are regarded as 2 and 3 DUs respectively, even if they're part of the same main building/structure? Yes
- Parking – must be provided on-site; backing in and stacked spaces are permitted
- The zoning seems to have gotten more restrictive with time - the multifamily requirements as well, the threshold of 5 or more units being considered commercial, seems to also be more restrictive than necessary, if we look back in time we see the casita type cluster developments that a lot of folks love that are no longer allowed
- The threshold of 4 units being residential and 5+ being commercial has more to do with financing options

Other Comments

- Confirm requirements for an architect or licensed contractor for ADUs design and construction – is this necessary? Is this state or local requirement?
- Agreement that there are a lot of qualified builders out there who can work out a project like an ADU with a draftsman – this would mean lower costs for homeowners, as well as create workforce development opportunity
- Owner-occupancy – need to balance potential requirements for owner occupancy with enforcement ability and need for small scale student housing

Goals and Issues Prioritization

Top issues to discuss at next stakeholder meeting (based on survey results, see presentation):

- Appropriate zoning districts for ADUs
- Appropriate size for ADUs – building area and height
- Occupancy – group dwellings, owner-occupancy, short-term rentals

To be covered in future meetings:

- Parking and vehicular access
- Site placement – setbacks and lot coverage
- Supportive programs (amnesty, technical assistance, model plans, industry partnerships)
- Privacy mitigation
- Building standards (foundation, ADA access, energy efficiency)
- Historic standards and compatibility

Announcements & Updates

- Affordable Housing Summit, January 25-28 and February 5
 - Register here: <https://www.eventbrite.com/e/affordable-housing-summit-tucson-2021-tickets-133734061177?aff=SC>
- ADU Tu! studio – if interested contact Jonathan Bean at 520-203-1268 or jonathanyb@email.arizona.edu