



Accessory Dwelling Unit Code Amendment

Stakeholder Meeting

February 10 2021, 10:00am

Virtual Meeting via Teams

Meeting Summary

Agenda

- I. Introductions
- II. Recap of Previous Meetings
- III. Issue Discussion
 - a. Test fits – ADU size, height, and setbacks
 - b. Occupancy
- IV. Public Meetings – February 24 and 25
- V. Announcements & Updates
- VI. Next Steps

Participants

- See Attached

Discussion Notes:

Test fits – Feedback on ADU size, setback proposal

- Concern about whether ADU code change would alter group dwelling regulations
- Support reduced setbacks
- Not concerned about reduced setbacks – works in many neighborhoods
- Look at contextual approach for setbacks – i.e. DDO process
- Opposed to reduced setbacks – two stories is oppressive, creates safety issues, not what we want to encourage; need privacy mitigation with respect to balconies
- Reduced setback takes away historic character
- Two-story ADU not as convenient for seniors, folks with mobility challenges
- DDO process does not always work – not everyone notified
- Historically zoning was more flexible
- Not all historic neighborhoods have protection
- What is appropriate notification radius for DDO? Two story option is good; behavior issues should not be basis for ban on two-story structures
- Need to address occupancy and behavior issues, particularly in neighborhoods close to the University

- Many people have unpermitted ADUs – want to legalize this option – need to remember this is citywide

Owner Occupancy Requirement

- Neighborhoods worked hard for decades for group dwelling regulations and NPZ design standards

Public meetings

- Virtual meetings February 24 and 25
- Request for volunteers from stakeholder group to share overview of issues under consideration

Chat Transcript

[Wednesday 10:34 AM] bill mackey

Tucson UDC code definition: 11.4.12. DEFINITIONS – K

Kitchen

A room within a building containing facilities for the storage, cooking, and preparation of food, specifically a sink, refrigerator, stove, and an oven.

(1 liked)

[Wednesday 10:36 AM] bill mackey

Tucson UDC definitions for dwelling unit and accessory cooking facility. Dwelling Unit

A building or portion of a building that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household, which includes one or more rooms, with sleeping and sanitary facilities and one enclosed kitchen. One accessory cooking facility per dwelling unit is permitted.

Cooking Facility

An area containing facilities for the storage, cooking, or preparation of food, is accessory to a principal use, and may be located in an enclosed or unenclosed area. An example of a cooking facility is an outdoor cooking station that includes a barbecue grill and refrigerator.

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[Wednesday 10:45 AM] Corky Poster

Bonnie Poulos: The utilities are tied to the main service. NO separate electrical meter, water meter, gas meter, or sewer connection.

[Wednesday 10:47 AM] Colby Henley (Rincon Heights NA) (Guest)
Thank you Ryan

[Wednesday 10:59 AM] Jim Murphy (Guest)
AARP's publication The ABCs of ADUs

[Wednesday 11:10 AM] bill mackey

I take back suggesting a DDO - I do not recommend that . . . more like a development zone process . . . make it more contextual.

[Wednesday 11:11 AM] Ryan Stephenson (Guest)

<http://www.charlestonfootprints.com/charleston-blog/northside-manners/2012/06/29/#:~:text=So%2C%20there%20developed%20the%20saying,south%20piazza%20privacy%20next%20door.>

(1 liked)

[Wednesday 11:14 AM] Bean, Jonathan - (jonathanyb)

Another way of thinking about the reduced setbacks, and a reminder that we are talking about development that will typically take place in rear yards. Reducing the setback could push the additional development further away from the street. This can allow for a reduced visual impact in neighborhoods, regardless of historic status.

[Wednesday 11:18 AM] Bonnie Poulos (Guest)
Koren, can we submit some of our comments or questions to you (& the group) for consideration outside the meeting?

[Wednesday 11:20 AM] Koren Manning

Yes, you can definitely submit comments via email

[Wednesday 11:20 AM] Sarah Launius

Well stated Corky.

[Wednesday 11:20 AM] Diana Amado

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Thank you Corky, you are absolutely on point.

[Wednesday 11:21 AM] Sharayah Jimenez (Guest)

What about creating an incentive overlay, vs. a blanket ordinance so folks can opt out?

[Wednesday 11:22 AM] Ryan Stephenson (Guest)

Koren, RE: setbacks - I suggest we adopt the AARP model code, at least, and move closer to 0' setbacks

[Wednesday 11:22 AM] Bean, Jonathan - (jonathanyb)

That's a great idea, Shay. An incentive overlay would also allow for the incorporation of energy performance standards. These could be used as a mode of workforce development.

[Wednesday 11:23 AM] Ryan Stephenson (Guest)

We shouldn't limit the number of ADUs to one unit

(1 liked)

[Wednesday 11:23 AM] Alison Miller

<https://www.aarp.org/content/dam/aarp/livable-communities/livable-documents/documents-2019/ADU-guide-web-singles-071619.pdf>

[Wednesday 11:23 AM] Sharayah Jimenez (Guest)

Agreed Ryan

[Wednesday 11:25 AM] Sharayah Jimenez (Guest)

Thanks Alison!

(1 liked)

[Wednesday 11:29 AM] Colby Henley (Rincon Heights NA) (Guest)

Owner occupancy would definitely help with group dwelling behavior concerns, so wondering if it could be required in n'hoods around the university but not required beyond a certain distance from the UA

[Wednesday 11:29 AM] Bonnie Poulos (Guest)

Newer developments required to have HOAs - so "citywide" ordinance will really mostly impact older neighborhoods without HOAs.

[Wednesday 11:29 AM] Bean, Jonathan - (jonathanyb)

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One more thought on setbacks: if we assume some people are going to want to max out the size of the ADU they are allowed to build, then bigger setbacks will result in the construction of more two-story ADUs. That is because as setbacks get bigger the allowable footprint gets smaller. If it's allowable to build a 1000 SF ADU but can only put 800 SF of it on the first floor then a two-story building is going to be the result. Decreased setbacks could allow for a one-story ADU to fit on many more lots.

[Wednesday 11:31 AM] Lane, Valerie A - (laneva)

Family and financial needs of people are changing rapidly. This is a progressive approach to addressing that. It is important to recognize that making money and investment from our owned properties is a positive thing and there is no reason to frown upon that endeavor. Monitoring and regulating residential occupancy is basically impossible.

(1 liked)

[Wednesday 11:31 AM] Diana Amado

Thank you all for participating in this conversation. Got to go to another meeting. Koren, thank for all your work and keeping us on track.

(1 liked)

[Wednesday 11:32 AM] Sharayah Jimenez (Guest)

I would be happy to share, Koren, thanks!

[Wednesday 11:32 AM] Bonnie Poulos (Guest)

How will the public be notified of these public meetings?

[Wednesday 11:33 AM] Lane, Valerie A - (laneva)

THANK YOU!

[Wednesday 11:36 AM] Koren Manning

Bonnie - We will be sending an email about the public meetings today and it is on our website:

<https://www.tucsonaz.gov/pdsd/news/attend-public-meeting-accessory-dwelling-units>

[Wednesday 11:36 AM] Koren Manning

Thank you everyone