

IMPORTANT: PROPOSED LAND USE AMENDMENT FOR ADU'S

Last November, Mayor and Council gave Planning and Development Services Department (PDSD) direction to begin the process of amending the land use code to define and permit an Accessory Dwelling Unit (ADU). This would be an independent housing unit with its own kitchen, bathroom, living and sleeping space; square footage to be decided. It could be attached, detached, or interior to the primary residence on a lot.

The City is inviting residents to attend a public meeting about recommendations for the Accessory Dwelling Unit (ADU) code amendment later in May. Register for one of the meetings at:

<https://www.tucsonaz.gov/pdsd/accessory-dwelling-units-code-amendment>.

The public can also submit comments about the proposed code amendment by going to this website.

<https://forms.office.com/Pages/ResponsePage.aspx?id=7Fke0gjC60Oq8c8G2aGW4DikDSZuhuhLh0aKM0ug5RdUN1JMN1hdNTcwT0RKUDhCRVAwQVpVS09QNS4u>.

The Draft proposal will be available in June before it goes to the Planning Commission for review.



In a preliminary document, Planning and Development staff have suggest that the ADU dimensions for setbacks, maximum building height and maximum lot coverage now in the Unified Development Code be used; an opportunity for an applicant to use the Design Development Option (DDO), an administrative variance to reduce the required setbacks, would be available.

TRRG recognizes that few residents can be expected to completely comprehend the details of the Unified Development Code (UDC). We have prepared this information sheet of three current land use code standards for Residential zones to facilitate your knowledge of what now exists in the code. We do so, hoping that this background knowledge will enable you to better respond to the draft ADU proposal. Please note: the UDC allows for much larger construction today than that typically built out in older established neighborhoods.

Maximum Lot Coverage:

R-1 and R-2 zoning: 70% lot coverage permitted; lot coverage includes the house, guest house, storage shed, garage and driveway. See UDC 6.4.3 for details



This older property has 24% lot coverage



This newer property has 67% lot coverage

Maximum Building Height:

R-1 and R-2 limit this to 25'. That is enough to accommodate a 2-story building. Building height can vary on a given building and within the lot's structures. See UDC 6.4.4 for measurement details.



Setbacks:

This is a function of the building height. Setback measurements for perimeter yards will vary based on the height of the building that is closest to a particular lot line.

For most residential areas, the side yard and back yard setback is to be 6' or 2/3 the height of the building, whichever is greater.

Eg: A 12' foot building needs an 8' setback at the sides and back of the property. A 21' setback is required at the front regardless of height. See UDC Section 6.3-2.A for more details.



PLEASE SHARE THIS INFORMATION WITH NEIGHBORS AND YOUR NEIGHBORHOOD ASSOCIATION TO INCREASE COMMUNITY KNOWLEDGE OF THE LAND USE CONCEPTS.