

# Background

- House Bill 2720
  - Arizona HB2720 passed May 21, 2024, (Arizona's response to the growing demand for ADU's)
  - The bill places restrictions on how municipalities can regulate ADU's
  - 1-6-19 Accessory Dwelling Units must be amended by January 1, 2025, to comply with state law
- October 8, 2024: Planning and Zoning Public Hearing: voted 5 to 1 (one being absent)



# **Modifications**

### **House Bill 2720**

- Can no longer prohibit the use or advertisement of long-term ADU rental
- Can no longer require a pre-existing relationship between an owner and occupant
- Can no longer require the design/finish of ADU to match main structure
- Prohibits implementing regulations for ADU's that are stricter than SFR zoning
- Side and Rear setbacks cannot exceed 5 feet





#### **Current:**

(A) Purpose and definition Accessory dwelling units may be detached, attached, or directly accessible from the primary dwelling unit. An accessory dwelling unit shall be constructed as a conventional (i.e., site-built) structure that compliments and is consistent with or improves upon the main building's design and building materials, as determined by the Director or designee.

## **Proposed:**

(A) Purpose and definition Accessory dwelling units may be detached, attached, or directly accessible from the primary dwelling unit. An accessory dwelling unit shall be constructed as a conventional (i.e., site-built) structure. It is recommended that the design of the building compliments and is consistent with or improves upon the main buildings design and building materials.

#### **Current:**

(5) Use. An accessory dwelling unit may be used to accommodate family, friends, guests, personal caretaker and/or property caretaker

### **Proposed:**

Remove (5) Per HB2720 We cannot require preexisting relationships

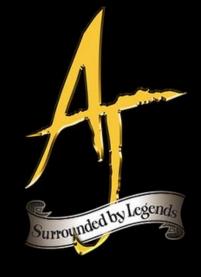
#### **Current:**

(7) Height. The maximum height shall not exceed 25 feet.

## **Proposed:**

(7) Height. The maximum height shall comply with the main building's maximum height





#### **Current:**

(9) No rentals allowed. An accessory dwelling unit shall not be operated as a separate rental unit; if the entire property is a rental property, the owner or lessee thereof shall not sublet the accessory dwelling unit.

#### **Proposed:**

(9) Rentals allowed. An accessory dwelling unit shall be permitted to be operated as a separate rental unit for long-term housing.





#### **Current:**

Size. An accessory dwelling unit shall not be larger than 50% of the main building's square footage

## **Proposed:**

Size. An accessory dwelling unit shall not be larger than 75% of the main building's square footage





# Recommendation

Staff and the Planning and Zoning Commission recommend the approval of text amendment case P-24-83-AM.

## **Next Steps:**

• 11/19/2024 City Council Public Hearing



