

Text Amendment to Article 1-6:
Supplemental Regulations,
Section 1-6-5 Accessory Structures
P-24-71-AM

City of Apache Junction
City Council Public Hearing
October 1, 2024



Background

- Growing interest by residents to allow bathing facilities (bathtub and/or shower) in accessory structures.
- **August 6, 2024:** the Apache Junction City Council voted unanimously to give a direction to Staff to review and consider updates to § 1-6-5 Accessory Structures to allow for accessory buildings to have showers.
- **September 10, 2024:** the Planning and Zoning Commission voted 5 to 2 to recommend approval to Council.



Current Code & Proposed Edits

- (A) (1) Accessory structures. An ACCESSORY STRUCTURE is any non-habitable (no sleeping, living, or cooking activities ~~bathing facilities or stove/oven~~) structure that is greater than 120 square feet in size, and detached from the principal structure, and includes overseas shipping containers as defined herein. Dimensional standards for accessory structures are set forth in Article 1-5 of this code, Tables 5-2 and 5-4 (see Vol. II, §§ 1-5-2 and 1-5-4).
- (A) (8) Utility connections. Accessory structures may be served with utilities, such as electrical and plumbing for water, with the appropriate permits. No ~~sanitary plumbing~~ fixtures for ~~bathing or~~ cooking shall be permitted in any accessory structure.



Recommendation

Staff and the Planning and Zoning Commission recommend approval of Ordinance No. 1553, the draft text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Section 1-6-5 Accessory Structures as presented.



Questions?



Unsupported Discussion

- **September 10, 2024:** the Planning and Zoning Commission voted 5 to 2 to recommend approval to Council.
- Commissioner Bigelow expressed concern that the text may benefit very few people, while making it easier for residents to turn accessory structures into ADUs



ADU vs Accessory Structure

- Accessory Dwelling Units (ADU) are small, independent dwelling units located on the same lot as the main dwelling unit.
 - Must meet the 2018 International Residential Code (IRC). Suitable to be lived in.
- Accessory Structures are typically used for parking, storage, and other non-habitable uses (i.e., carports).
 - Does not need to be habitable or meet IRC requirements. Not suitable to be lived in.

