

# Flagstaff Accessory Dwelling Unit (ADU) Model Plans Library

City of Flagstaff Housing Commission

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# Agenda



1. ADU connections to City housing and climate goals
2. Model Plans Library background and rationale
3. Model Plans Library tour
4. Outreach and next steps
5. Questions and discussion



# **ADU connections to City housing and climate goals**



# Accessory Dwelling Units (ADUs)

ADUs are:

- A **second and complete living space** on a property with a single-family home
- Also known as **backyard cottages, casitas, carriage homes**, and many other names

## Benefits of ADUs:

1. Help grow Flagstaff's **housing supply**
2. Support **housing diversity** by increasing the supply of smaller units
3. Can be built **in neighborhoods** with access to existing infrastructure and transportation networks
4. Provide **supplemental income** to owners
5. Offer the potential for **more affordable rent and utilities**
6. Can foster **improved social** connections among residents
7. **Create a flexible housing** option for households of all sizes, including supporting **multigenerational living**





# ADUs Support Flagstaff Housing and Climate Goals

**Carbon Neutrality and 10-Year Housing Plan shared goal:**  
Create housing options for households at all income levels and family sizes occupied by local residents

## Carbon Neutrality Plan Strategies

- **DD-1.1: Incorporate more flexibility and appropriate density into residential neighborhoods, such as accessory dwelling units...**and other housing options to provide more diverse and attainable housing opportunities, create vibrant neighborhoods, and decrease travel distances
- **DD-1.4: Encourage the rapid development of carbon-neutral Accessory Dwelling Units (ADUs)** to increase the housing stock
- **HA-1.1: Incentivize the creation of affordable units** through various programs and mechanisms

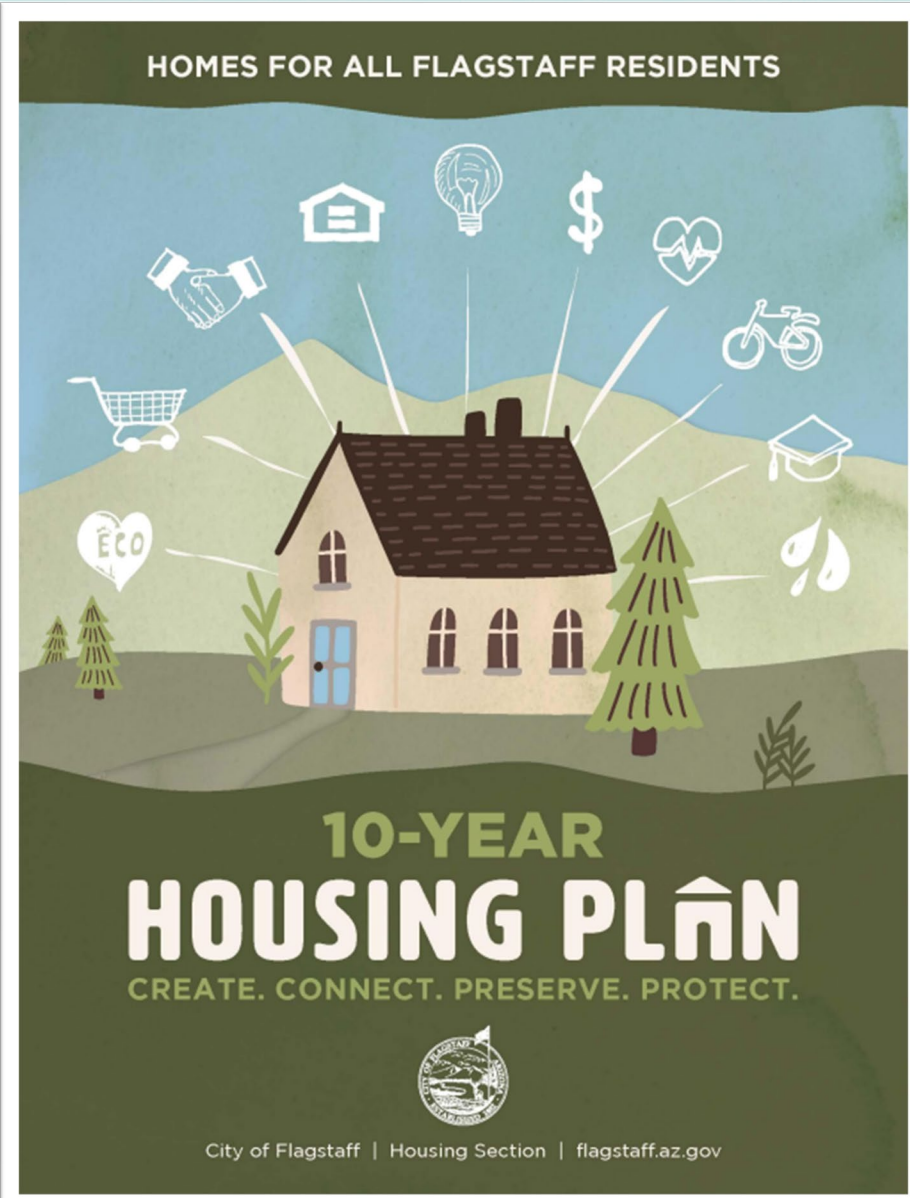


## The Flagstaff Carbon Neutrality Plan

An evolving framework for action  
Revised December 2022



# 10-Year Housing Plan Strategies



- Create 5.6: Make **pre-approved standard plans** available to property owners to reduce planning and review costs
- Create 5.7: Construct and promote **net zero or net zero ready affordable housing** when funding is available and encourage developers to do the same
- Create 4.7: Continue to evaluate and amend the current Accessory Dwelling Unit (ADU) zoning code standards with the **goal of increasing supply**

# **ADU Model Plans Library background and rationale**



# Developing the Library (2023 – 2026)

1. Conducted background **research**
2. Issued a **Call-to-Designers**
3. Selection Committee of community partners & City staff chose the **winning designs** (10) and runners up chosen
4. Community members used social media to **vote for their top 3 favorite plans (Community Choice Award)**
5. Reviewed and **approved** model plans (building plan review)
6. **Developed** the Library
7. **Launched** the Library as a pilot program – January 2026





# Background Research

- 1. Community survey (350+ responses)**
  - General interest in building ADUs to earn rental income, increase the housing supply, and provide additional living space
- 2. Targeted survey and in-depth interviews** with Flagstaff design and construction professionals
  - General **support for model plans** if the **designer can retain ownership** and charge a fee for use of their plans
  - Support for **pre-approved options** to minimize the need for custom plans
- 3. Online research and interviews** with jurisdictions that have pre-approved ADU plans



# Common Barriers to Building an ADU

Barriers related to city codes	Barriers an ADU model plans library can help alleviate	Other barriers
<ol style="list-style-type: none"><li>1. City Zoning and other design standards</li><li>2. City parking standards*</li></ol>	<ol style="list-style-type: none"><li>3. <b>Cost of designing an ADU (drafting plans)</b></li><li>4. <b>Finding someone to design an ADU</b></li><li>5. <b>Navigating the city design and permitting process</b></li><li>6. <b>City permitting fees</b></li></ol>	<ol style="list-style-type: none"><li>7. Cost of building an ADU</li><li>8. Ease of obtaining ADU financing</li><li>9. Navigating the construction process</li><li>10. Homeowners' Association (HOA) standards that restrict ADUs</li><li>11. Supply chain issues</li><li>12. Utility connections and access issues</li><li>13. Neighborhood opposition to ADUs</li></ol>

*\*New parking spaces are no longer required for ADUs per Arizona House Bill 2720.*



# Benefits of an ADU Model Plans library



## Community

1. Lower and more predictable design costs
2. Lower building permit review fees
3. Public can preview plans for free
4. Easier to find a designer
5. Plans can be required to meet certain design standards, such as all-electric and energy-efficient
6. **Easier and less costly to build an ADU >>> more ADUs in Flagstaff**

## Designers

1. Benefit from reusing plans in different locations
2. Retain ownership of their plans and are compensated when plans are used
3. Fees cover working with clients to ensure plans fit on a site, and go through the building permit process
4. Lower time commitment to use plans can allow designers to work with more clients



# ADU Model Plans Program Goals

- 1. Create an ADU Model Plans Library to host a growing inventory of pre-approved all-electric and energy-efficient ADU model plans**
2. Increase awareness of ADUs and their benefits to the Flagstaff community
- 3. Increase ADUs in Flagstaff by simplifying the process and reducing the costs to design and permit ADUs**
4. Connect interested homeowners with design professionals and other ADU resources

***Collaboration between Sustainability, Building Safety, Housing, Planning, and other City staff***



# ADUs in the Model Plans Library



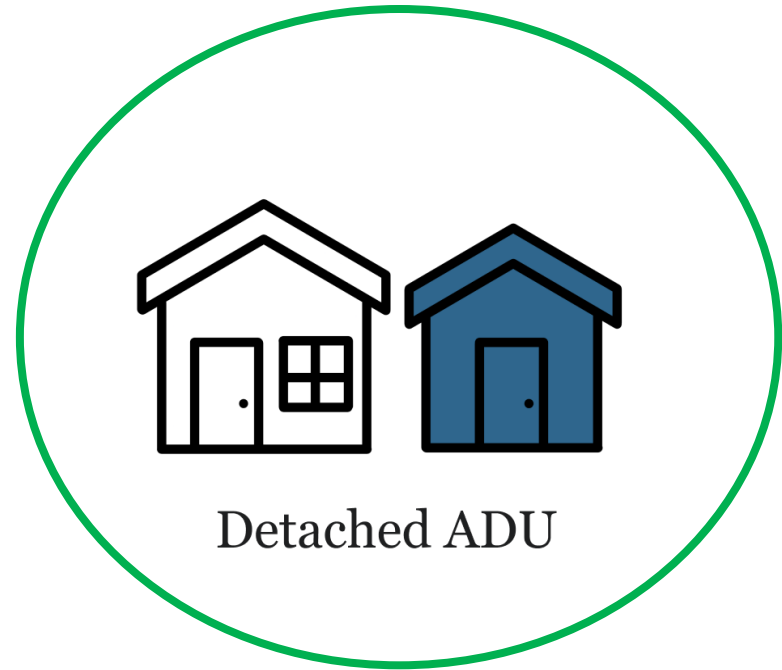
## Different types of ADUs



Interior attached ADU



Attached ADU  
(via Addition)



Detached ADU

**The ADU Model Plans Library contains detached ADUs only**

# ADU Model Plans Library

[www.flagstaff.az.gov/ADUs](http://www.flagstaff.az.gov/ADUs)



# Selected Designs



**Cozy Cottage**



**Three Peaks**



**Green Gables**



# Selected Designs



**The Juniper**



**Grandma's Contemporary ADU**



**The Dwell**



# Selected Designs

**Grandpa's ADU**



**Silver Bush**



**The Ponderosa**



**The Sojourn**



**Equilibrium**



# ADU Model Plans Website Tour

[www.flagstaff.az.gov/ADUs](http://www.flagstaff.az.gov/ADUs)

- 3 main pages (for now)
- [Home Page](#)
- [Model Plans Library](#)
- [Frequently Asked Questions](#)



# How to build an ADU from the Model Plans Library



- **Step 1:** Browse the library and pick your favorite plan
- **Step 2:** Do background research to ensure the ADU will fit on your property
- **Step 3:** Contact the plan designer and pay the designer's reuse fee
- **Step 4:** Designer will prepare a site plan for your property and help you select pre-approved customization options (if any)
- **Step 5:** Apply for a City of Flagstaff Building Permit for your property
- **Step 6:** Receive an approved City of Flagstaff Building Permit
- **Step 7:** Choose your contractor/builder (can be done earlier)
- **Step 8:** Construct your ADU
- **Step 9:** Receive a Certificate of Occupancy from the City of Flagstaff for your ADU
- **Step 10: Enjoy the benefits of having your own backyard home**

# Outreach + Next Steps



# Outreach and engagement



1. Press Release
2. Social Media campaign
3. City Sustainability Newsletter
4. City Housing Newsletter
5. City Council announcement
6. Presentations to City Commissions
7. Collaborations with City and external partners
8. Printed previews of plans placed at strategic locations
9. Other printed outreach
- 10. Other ideas?**



# What's next

- **Coconino County** is interested in having these plans be pre-approved across the County
  - Plans will need to go through the County building plan review
  - Plans that are pre-approved in the County will be indicated on the ADU Model Plans Library website
- Analyzing plans against the City's **Townsite Overlay standards** to make it easier to build ADUs in this neighborhood
  - Staff are working with Heritage Preservation Commission to identify if plans already meet Townsite design standards
- State law now requires cities to have model plans libraries for **single-family homes, ADUs, duplexes, and triplexes**
  - The Model Plans Library will be expanded to include additional building types



# Potential future ADU Library expansion

- Staff will continue to explore opportunities to grow the library
- Some ideas:
  - Hold another **call-to-designers**
  - Open the library to include **additional model plans** outside of a call-to-designers process
  - Create a **modular ADUs section** in the library
    - Support a modular ADUs **bulk buy**
- Explore other ways to support the growth of ADUs in Flagstaff





# Discussion questions

- Are there additional outreach and engagement channels that staff should use to spread the word about the Model Plans Library?
- How can the City further support ADUs in Flagstaff, either through expanding the Library or other means?
  - One consideration: how to address the other barriers identified in the ADU survey

# Thank you

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