

# Flagstaff Accessory Dwelling Unit (ADU) Model Plans Library

## Heritage Preservation Commission

February 18, 2026

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Neighborhood Planning

Jamie Larson | Housing and Transportation Coordinator





# Agenda



1. Library goals and overview
2. Townsite Design Standards and Guideliness
3. ADU model plan tour
4. Heritage Preservation Commission role



# **ADU Model Plans Library Overview and 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**





# 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***



# 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.*



# ADUs in the Model Plans Library



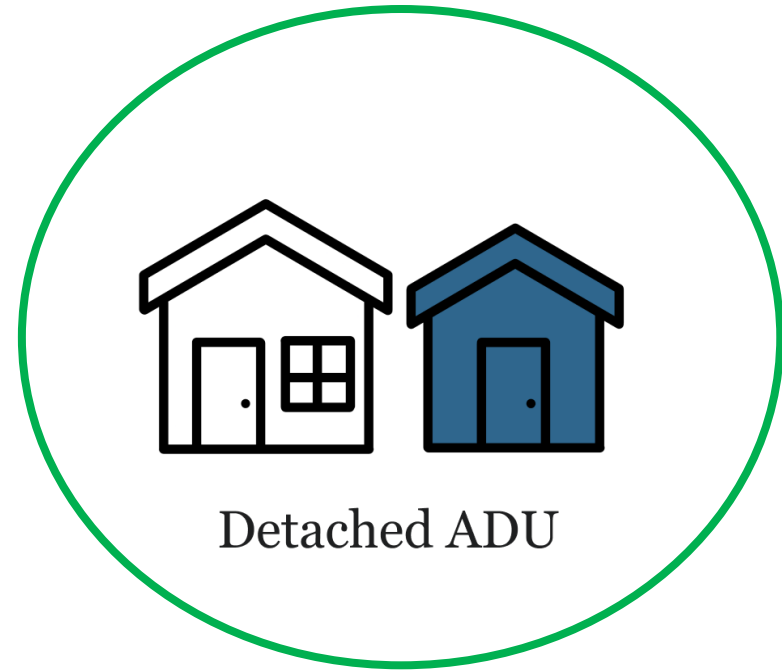
## Different types of ADUs



Interior attached ADU



Attached ADU  
(via Addition)



Detached ADU

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



# ADU Model Plans 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](#)



# ADU Model Plan Process

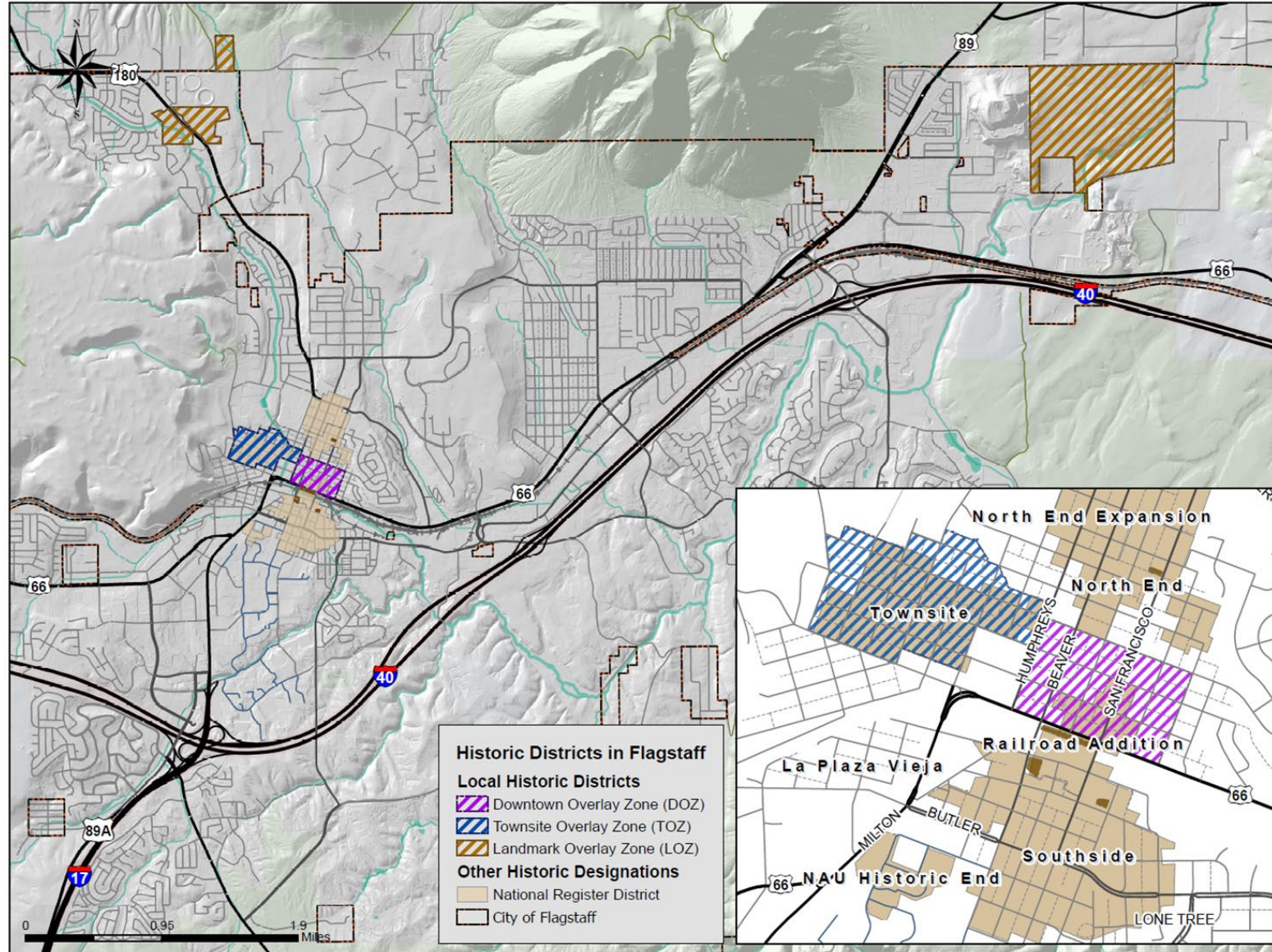


- **Step 1:** Browse the library and pick your favorite plan
- **Step 2:** Do background research to ensure the ADU will fit on your property
- **Step 3:** Contact the plan designer and pay the designer's reuse fee
- **Step 4:** Designer will prepare a site plan for your property and help you select pre-approved customization options (if any)
- **Step 4.5:** Receive a Certificate of Appropriateness from HPC
- **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

# Townsite Design Standards and Guidelines



# Overlay Zones





# Certificate of Appropriateness

## Criteria for Approval

- a. The proposed work is consistent with the purpose and intent of this division;
- b. The proposed work is compatible with its context:
  - (1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;
  - (2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;
- c. The cultural resources associated with the proposed work have been sufficiently identified and evaluated;
- d. Major impacts on cultural resources are sufficiently mitigated; and
- e. **The proposed work is consistent with applicable development standards and design guidelines.**



# Excerpt of Townsite Standards

## A. Style

- 1. Flagstaff Townsite developed from a natural evolution of a variety of architectural styles in smaller homes such as Craftsman, Victorian, cottage/bungalow, Queen Anne, and Edwardian. The district's overall style is mixed in terms of landscaping and architecture. As the District exists to preserve the historic character, variations of the above mentioned styles shall be adopted to ensure continuity in the neighborhood.**
2. Secondary dwellings and secondary structures/outbuildings do not dominate the main structure.

## B. Site

1. Homes reflect early life in Flagstaff through small size, yards, and relationship to the street lending more to community interaction. The following shall occur:
  - a. Front doors shall have a relationship close to the street – dwellings relate to the street frontage and are not pushed back to the alleys. This preserves neighbor-to-neighbor contact.
  - b. All dwellings shall have main access from the street.
4. Secondary dwellings are any structures not considered the original home and in which people reside. They shall be subservient in bulk, size, scale, design and materials to the main dwelling. Historic homes shall remain the main home.
6. Interior yards or rear yards are desirable. If there are two structures on site, a central or side yard shall occur – locating the structure at the back of the lot allows for the interior yard. Excluding the front yard and driveway, a minimum of 1000 square feet of contiguous yard shall occur.



# Excerpt of Townsite Standards

## D. Development Massing, Height, and Proportions

1. Structures that exist at the time of the district designation are the primary structure. In case of multiple existent structures at that time, the structure closest to the street is the primary structure. New primary structures shall be placed forward on the site relative to all other structures.
3. **For all other structures, no point shall exceed 16 feet in height, measured from existing or natural grade, excluding chimneys, towers, and similar non-habitable architectural projections. (*NOTE: This provision is no longer applicable to ADUs under the current City Zoning Code and up to 25 feet is allowed for an ADU in the Townsite Overlay per Section 10-40.50.030(C) Building form Standards*)**

## E. Roof Pitch

1. **Pitches for main roofs in new construction shall be over 6:12. Porches, dormers, and similar lesser roofed areas may have shallower pitches.**

## F. Architecture, Materials, Details, and Colors

1. **Materials, details, and colors shall be compatible with historic structures on an individual property and compatible with the surrounding neighborhood.**



# Excerpt of Townsite Guidelines

**3. Architectural details that are typical can be seen on existing historic homes and these homes can be used as models for future designs.**

6. Preserve neighbor viewscapes and privacy and minimize impact to neighbors. Respectful orientation to neighbors' views and privacy should be an ongoing concern throughout the design process. Look at your design from the neighbors' lots.

- a. Orient windows to protect neighbors' privacy. You may not want to see them anymore than they want to see you. Placing windows higher or using translucent glass respects privacy.
- b. Buildings on the lot could be sited to not block views. There is no City mandate on views – this is strictly between you and the neighbor. Visit neighbors' houses to see the impact your new building may have on views.
- c. Windows at streetside are to scale with neighborhood character in order to maintain visual continuity with respect to size, style and height.

# ADU Model Plan Tour

Note: all ADUs can be placed on multiple foundation types



# 1. The Cozy Cottage

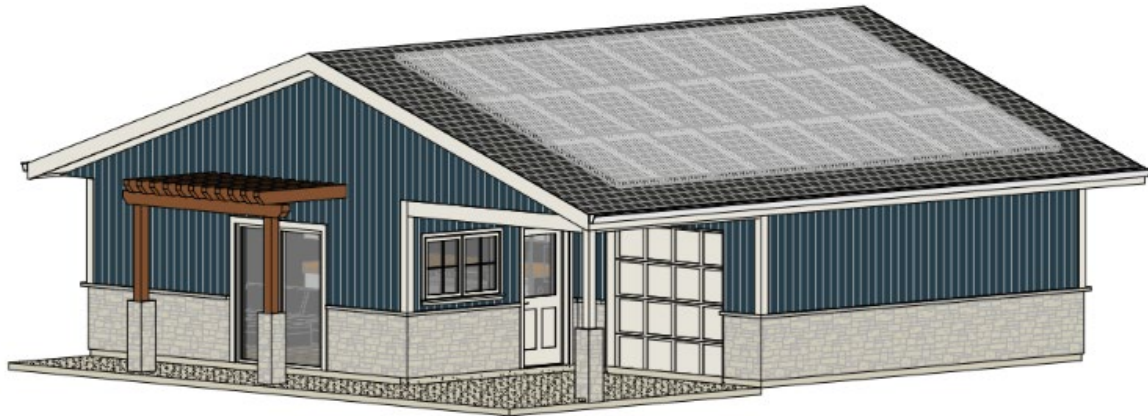
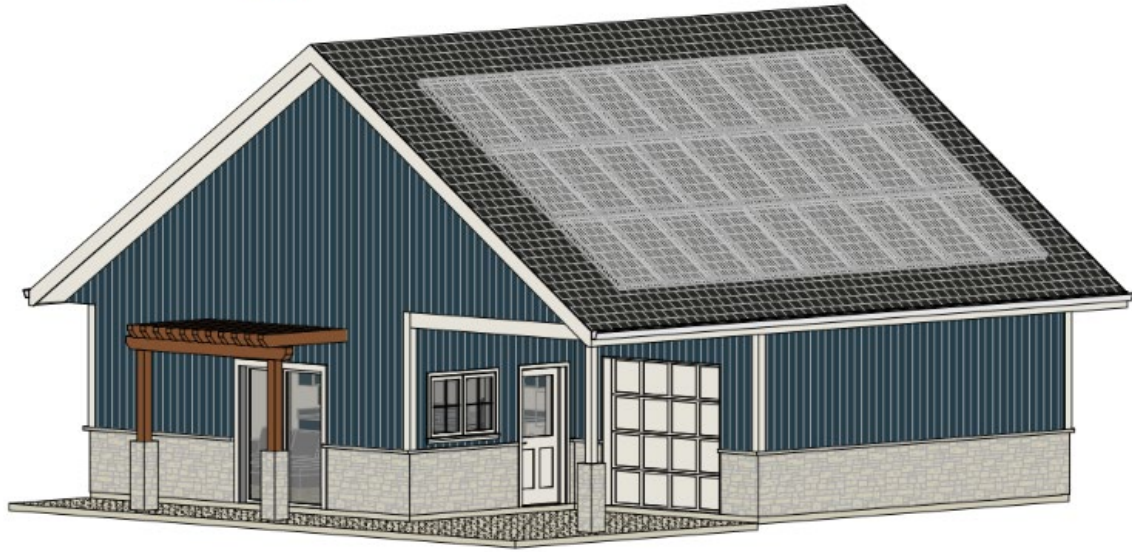
## Exterior Customizations

- Siding Options
  - Malpais Wainscot with lap siding
  - Board and Batten with Shingle Shake
  - Stucco finish
- Optional Pergola over back door





# 1. The Cozy Cottage

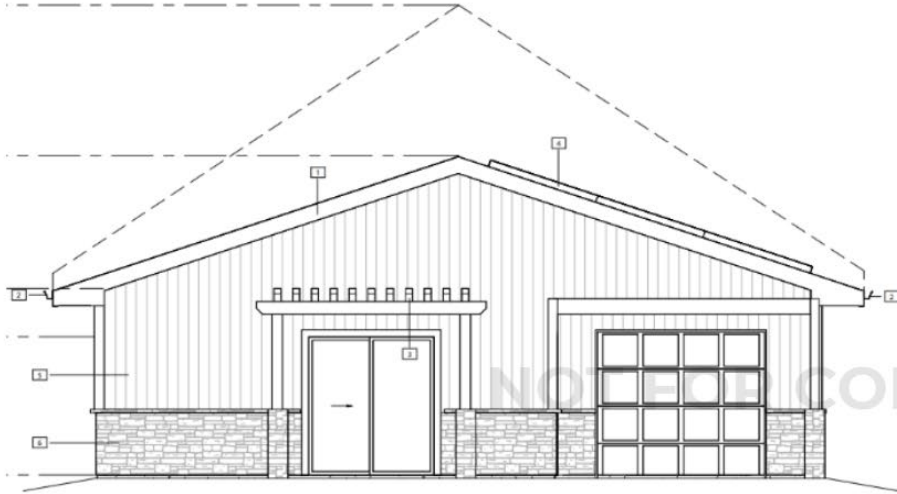


## Building Specs

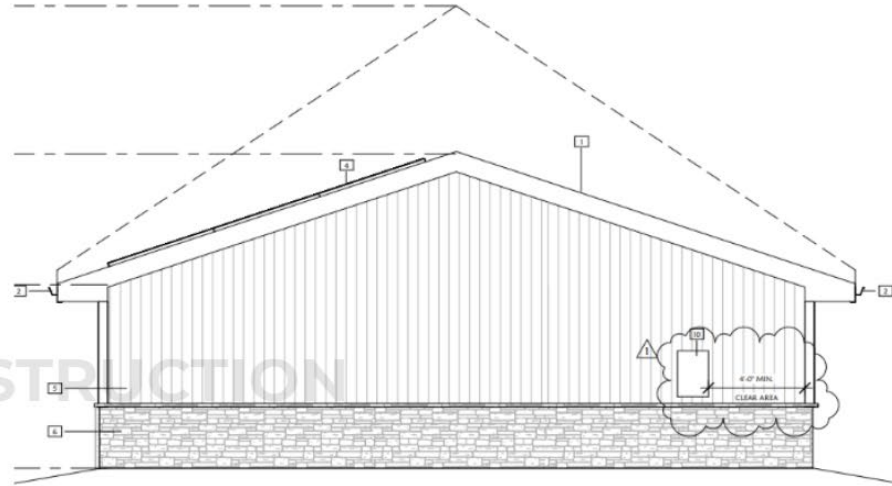
- **Multiple pre-approved options**
- 3 Floor Plans
  - 1 or 2 Bedrooms
  - 1 or two bathrooms
- Roof Pitch
  - 4:12 or 8:12
- Height
  - 15'5" or 22'8"
- Square Footage
  - 605 SF or 805 SF



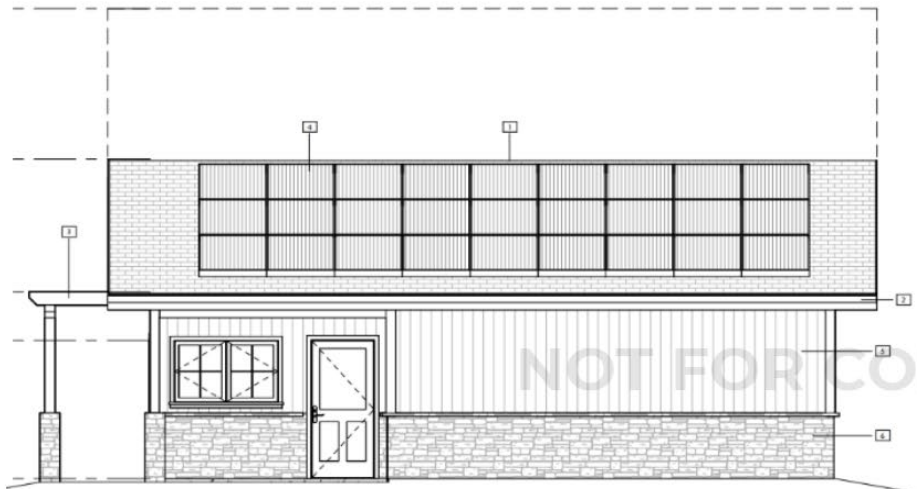
# 1. The Cozy Cottage



3 WEST ELEVATION SIDING 1 - MALPAIS WITH LAP SIDING



4 EAST ELEVATION SIDING 1 - MALPAIS WITH LAP SIDING



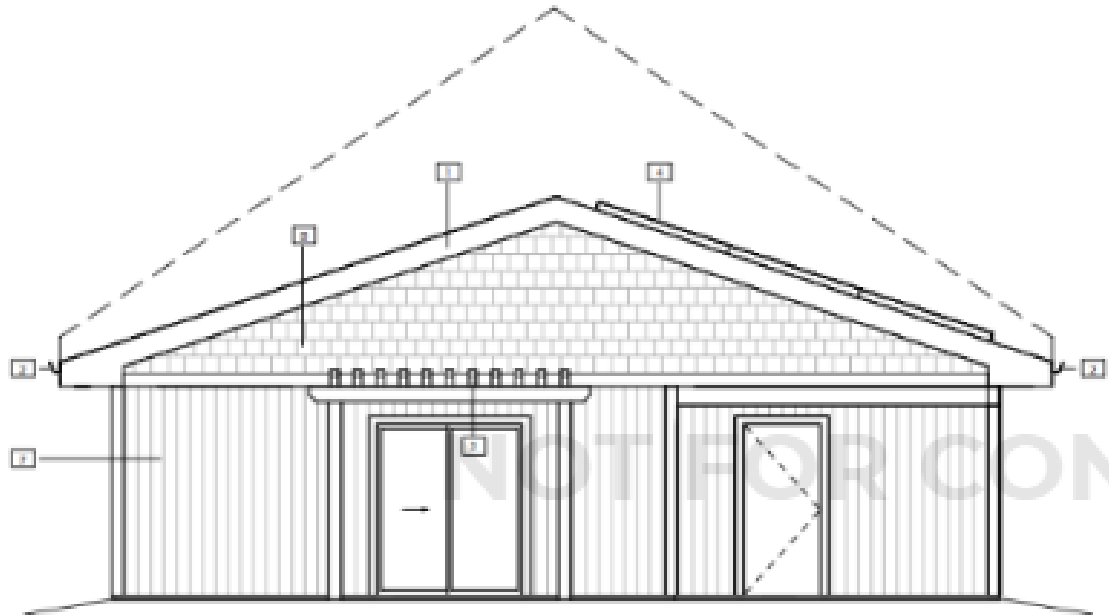
1 SOUTH ELEVATION SIDING 1 - MALPAIS WITH LAP SIDING



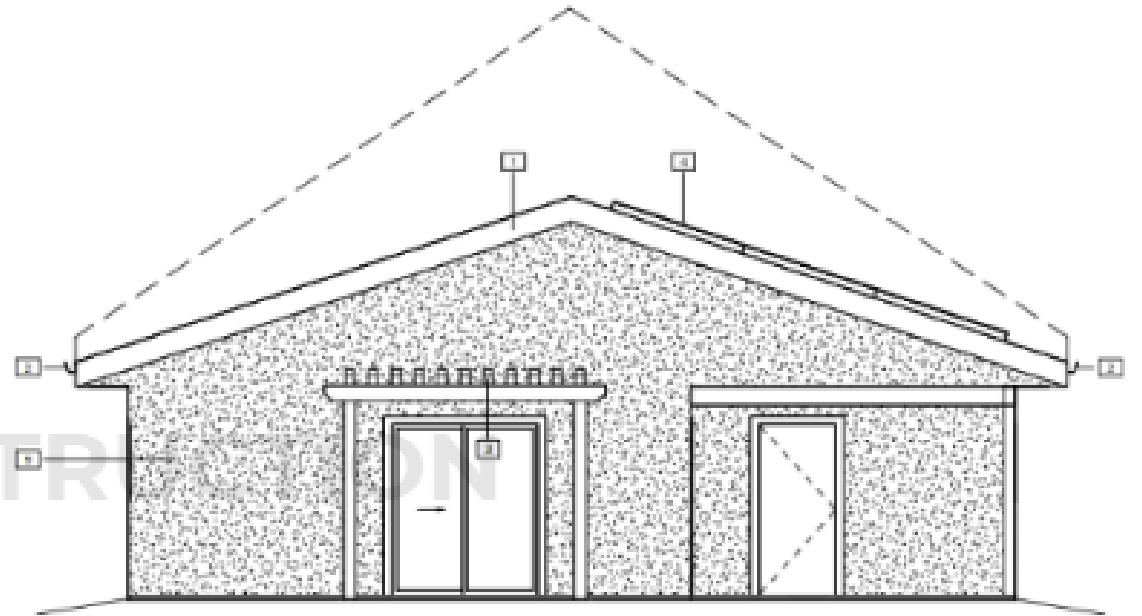
NORTH ELEVATION SIDING 1 - MALPAIS WITH LAP SIDING



# 1. Cozy Cottage



WEST ELEVATION SIDING 2 - BOARD AND BATTEN



6 WEST ELEVATION SIDING 3 - STUCCO



# 2. Three Peaks

## Exterior Customizations

- 3 Triangular Dormers (optional)



## Building Specs

- Floor Plan
  - 1 Bed 1 Bath
- Roof Pitch
  - 8:12
- Height
  - 17'6"
- Square Footage
  - 792 SF



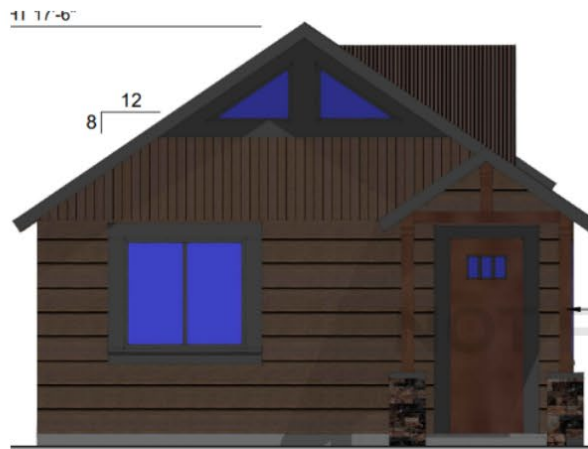
# 2. Three Peaks



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 3. Green Gables



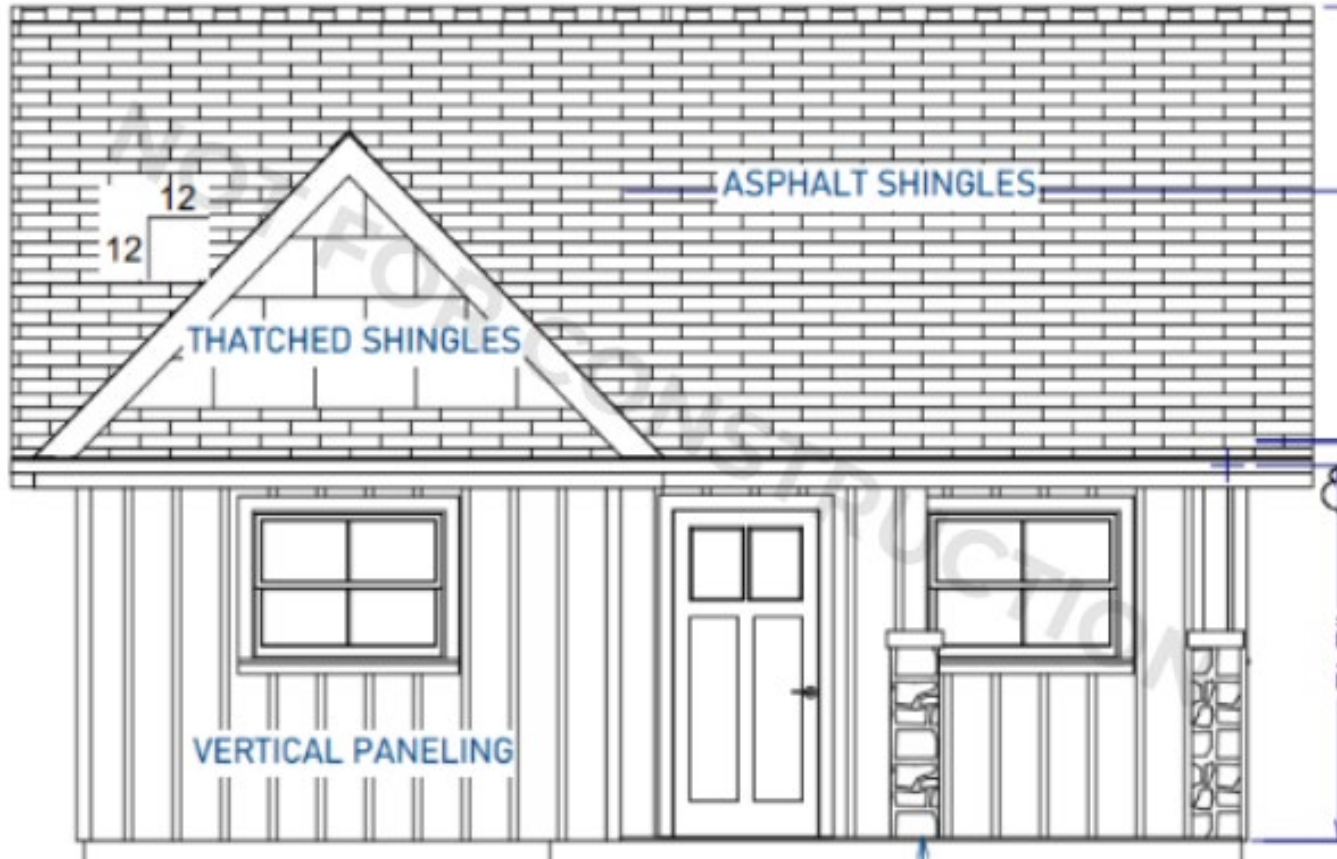
## Exterior Customizations

- Roofline – Side gabled or Front/Back gabled
- 2 Roof Options





# 3. Green Gables

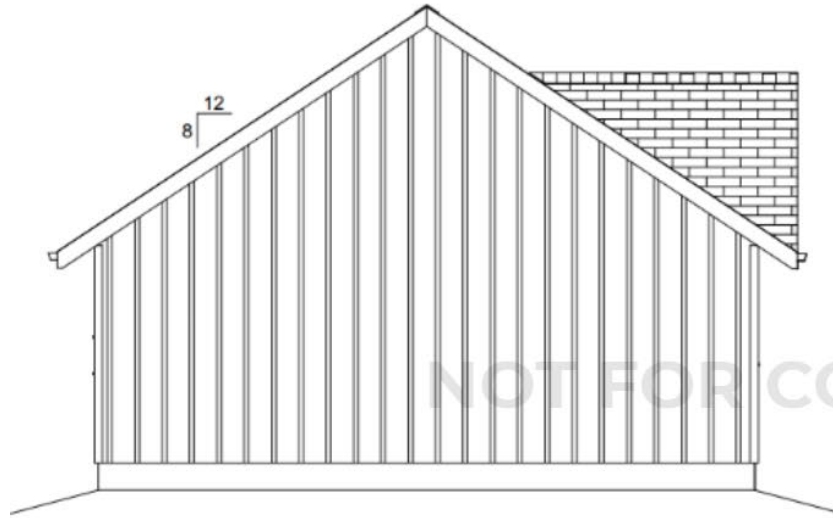


## Building Specs

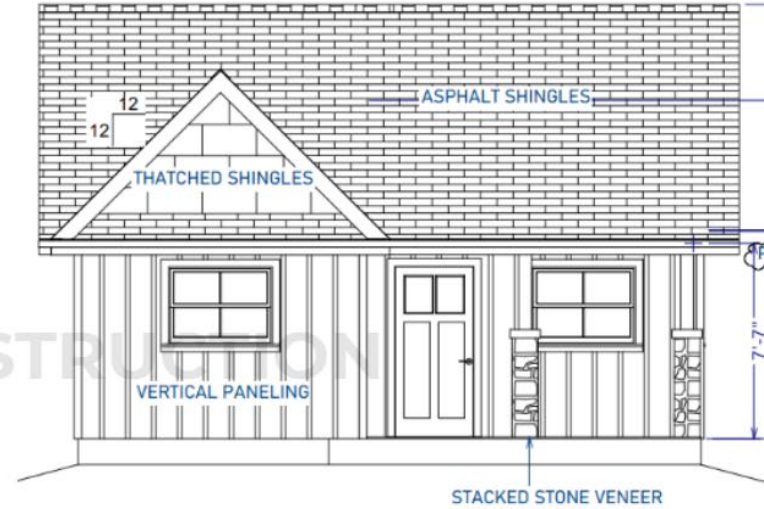
- Floor Plan
  - 1 Bed 1 Bath
- Roof Pitch
  - 8:12 or 10:12
- Height
  - 16'10" or 19'10"
- Square Footage
  - 524 SF



# 3. Green Gables – Option 1



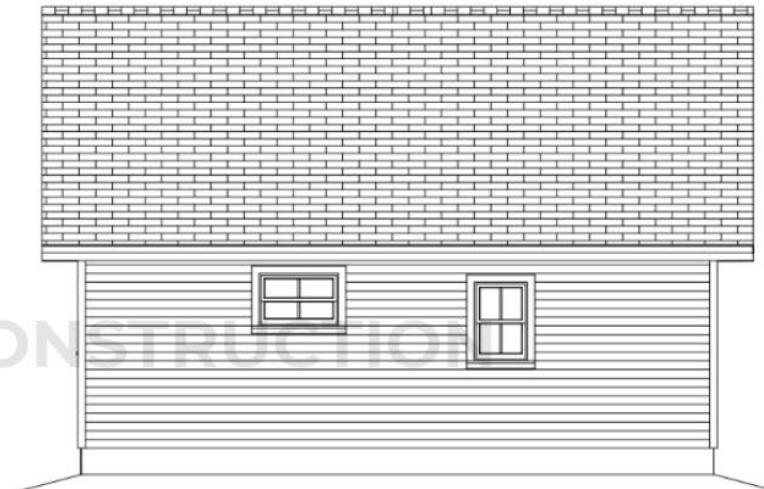
EAST ELEVATION



NORTH ELEVATION



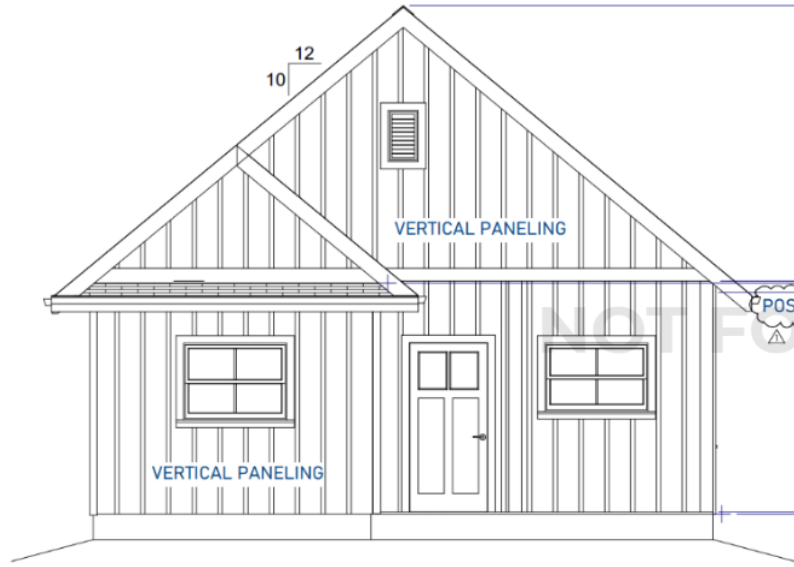
WEST ELEVATION



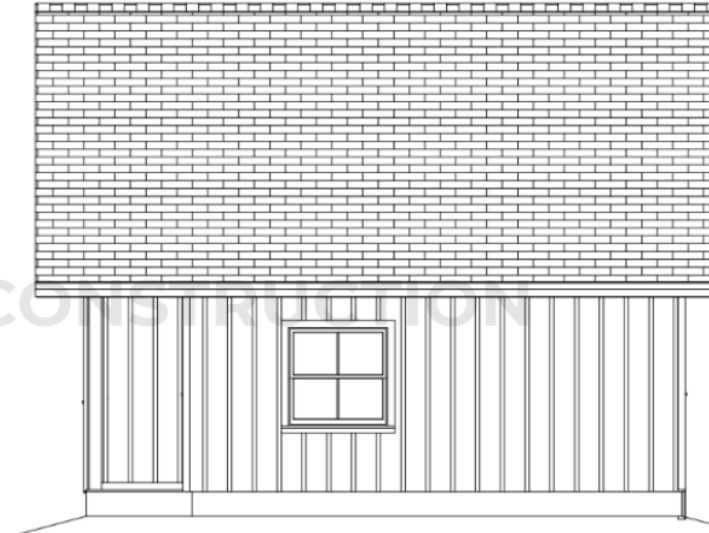
SOUTH ELEVATION



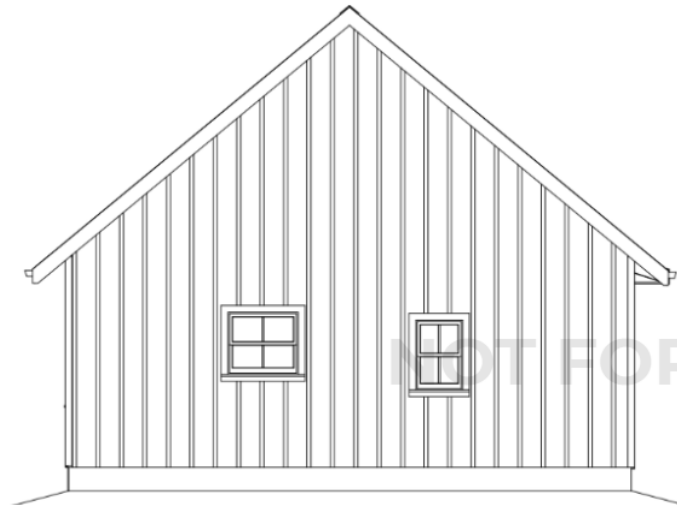
# 3. Green Gables – Option 2



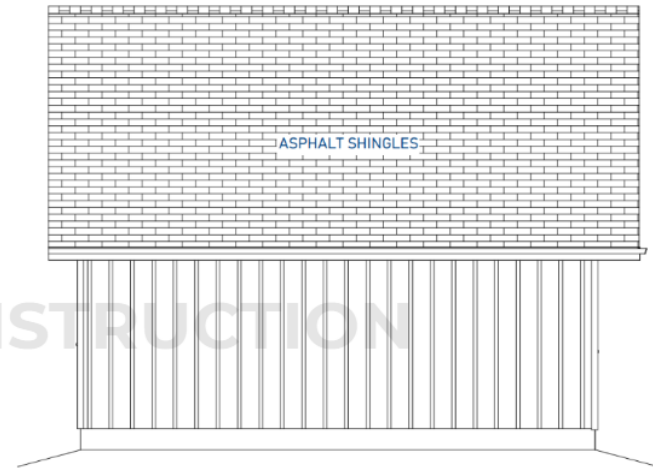
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 4. Grandma's Contemporary

## Exterior Customizations

- Siding material: Stucco, other siding options available





# 4. Grandma's Contemporary

## Building Specs



- Floor Plan
  - 1 Bed 1 Bath
- Roof Pitch
  - 2:12 and 3:12
- Height
  - 14' 1 7/8 "
- Square Footage
  - 708 SF



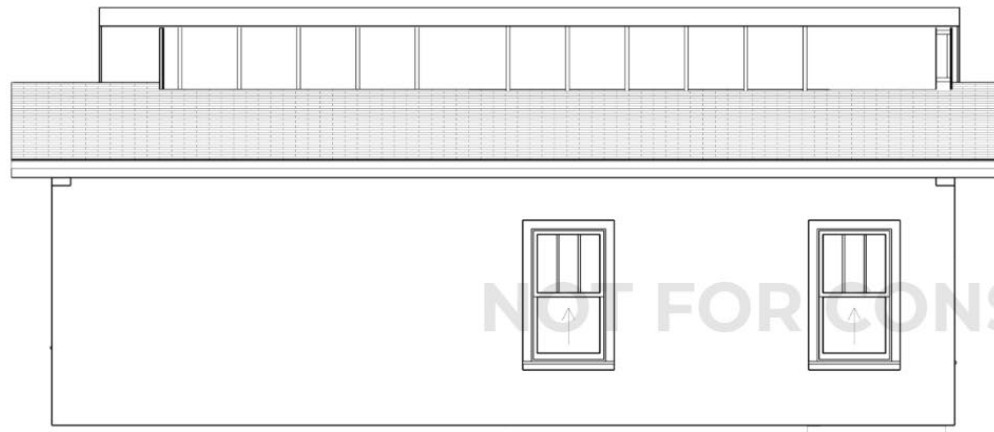
# 4. Grandma's Contemporary



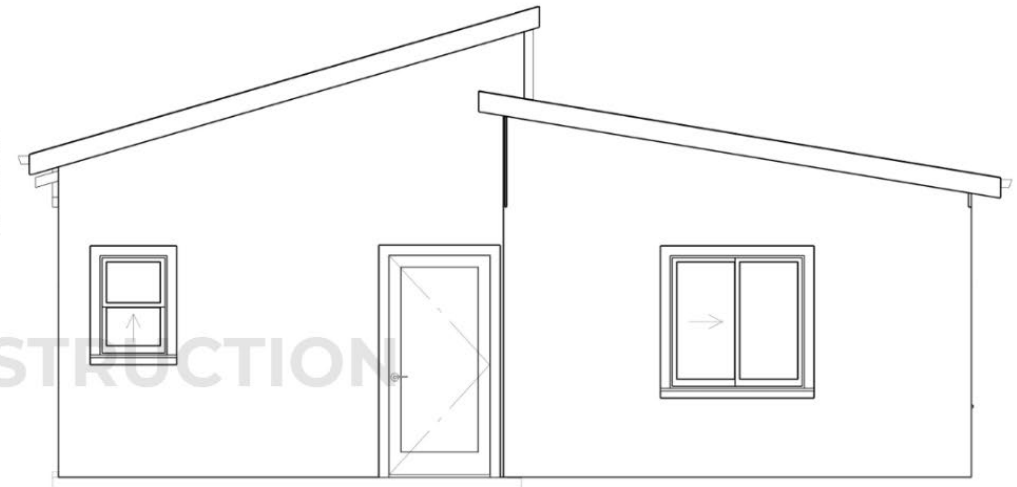
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 5. The Dwell

## Exterior Customizations

- Not Specified

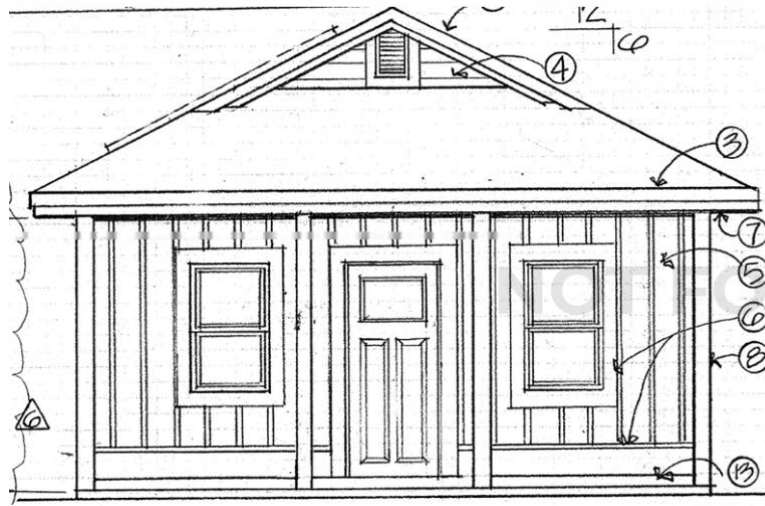
## Building Specs

- Floor Plan
  - 1 Bed 1 Bath
- Roof Pitch
  - 6:12
- Height
  - 15'0"
- Square Footage
  - 440 SF

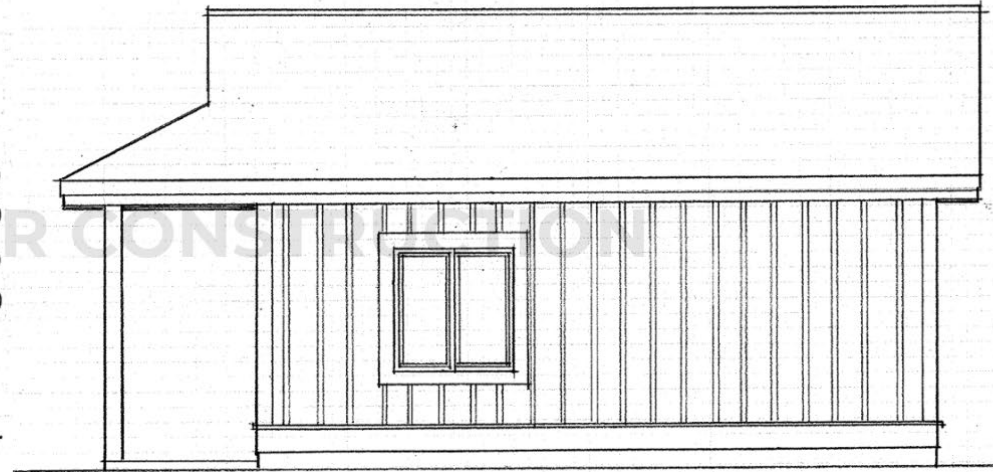




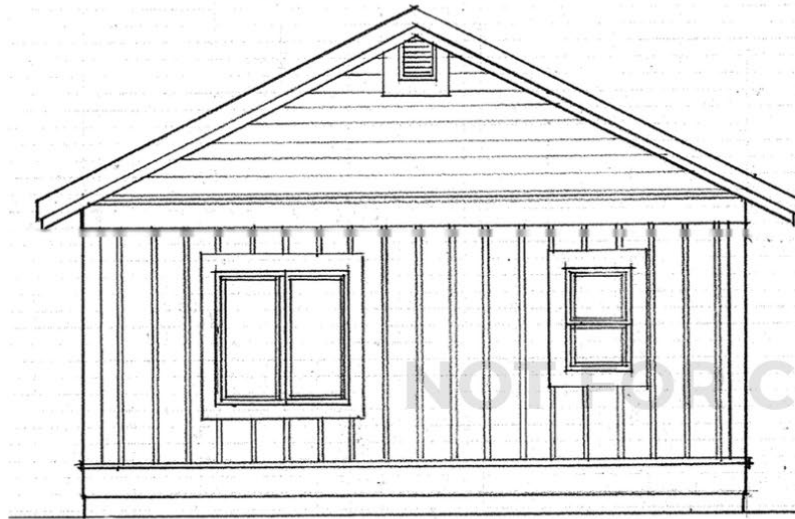
# 5. The Dwell



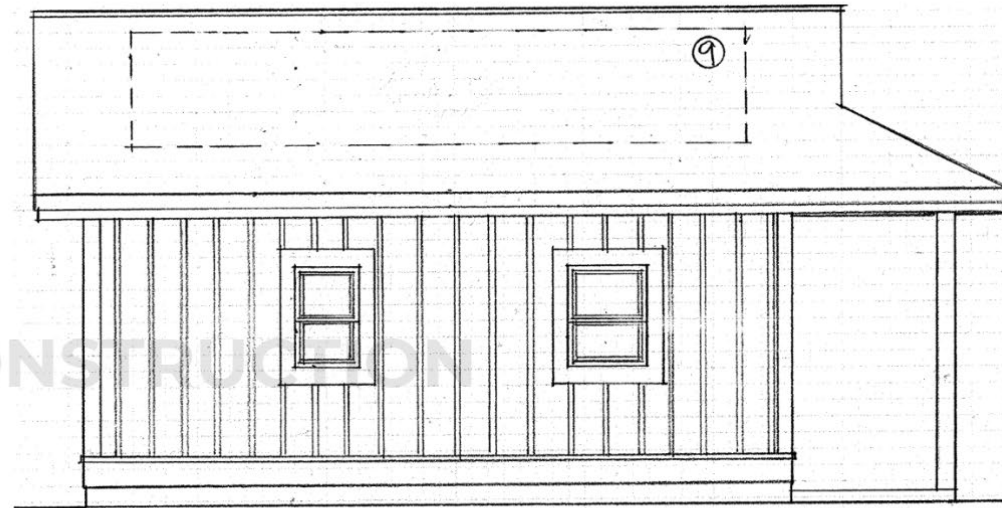
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 6. The Juniper

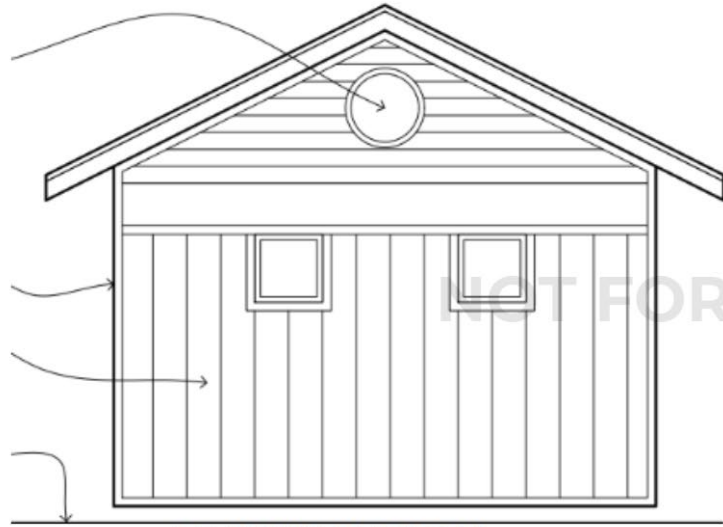


## Exterior Customizations

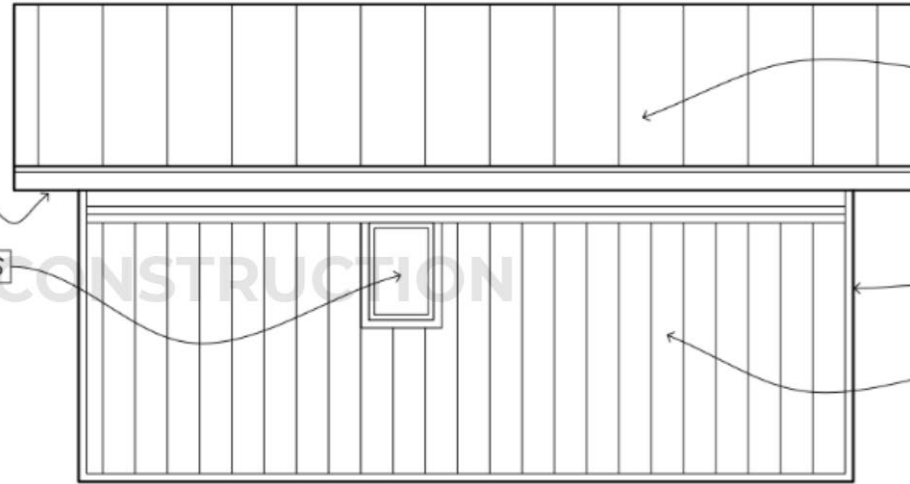
- Optional covered front porch
- Choice of
  - Exterior roofing
  - Siding
  - Entry door style
  - Window can be operable, fixed, or omitted



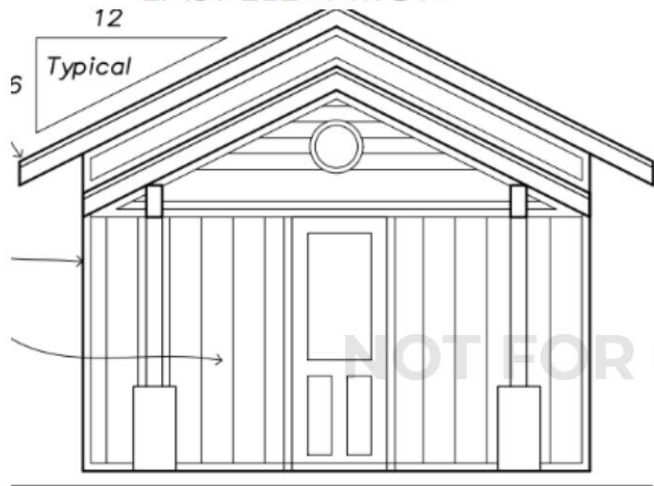
# 6. The Juniper



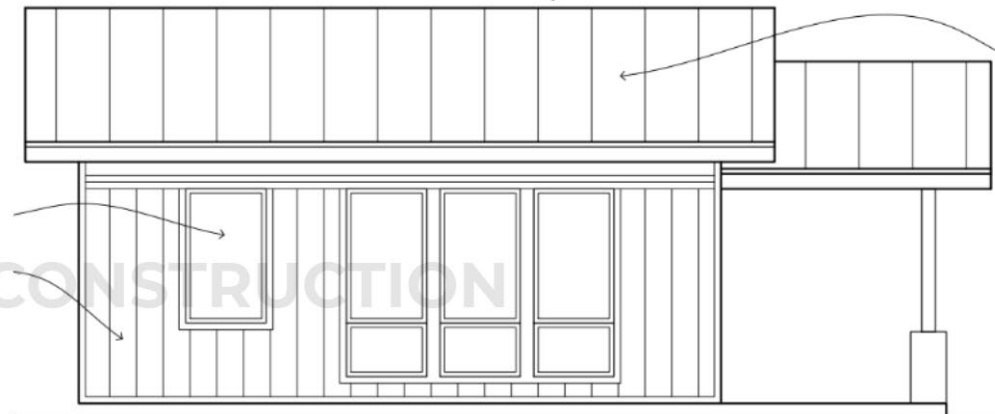
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

## Building Specs

- Floor Plan
  - Studio
- Roof Pitch
  - 6:12
- Height
  - 14'9"
- Square Footage
  - 384 SF



# 7. Grandpa's ADU



## Exterior Customizations

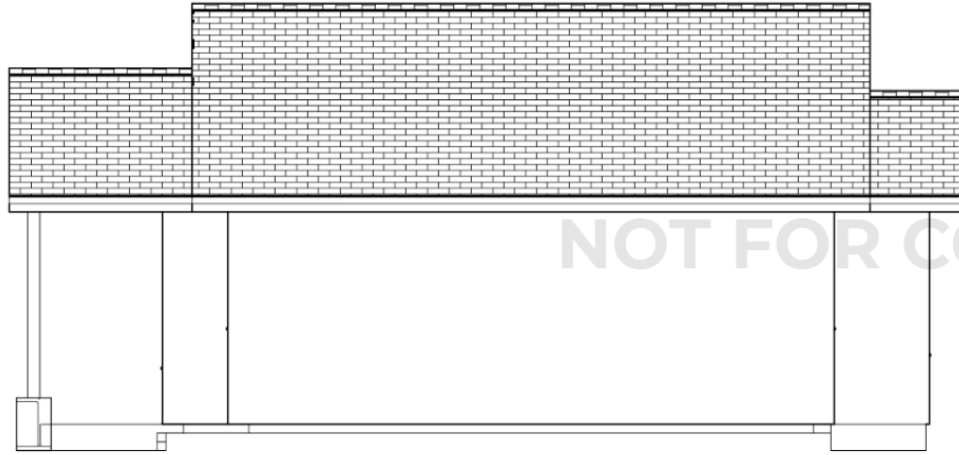
- Not Specified

## Building Specs

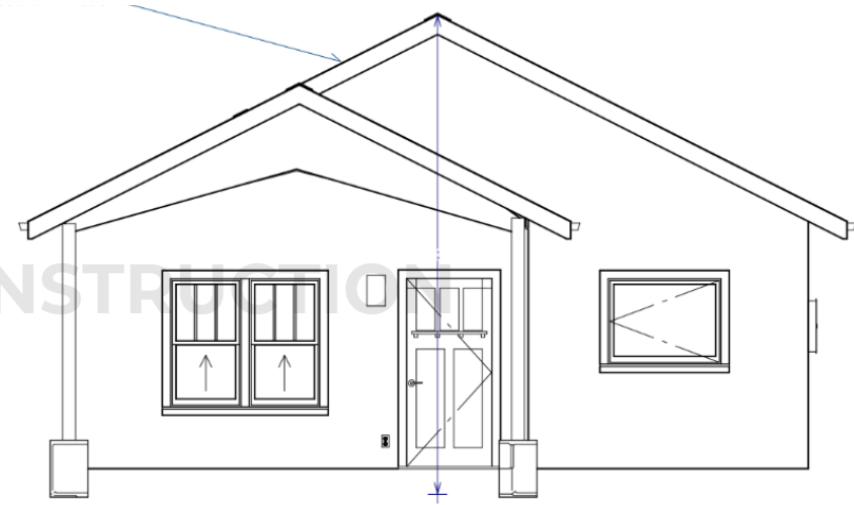
- Floor Plan
  - 1 Bed or 1 Bath
- Roof Pitch
  - 6:12
- Height
  - 16'10"
- Square Footage
  - 682 SF



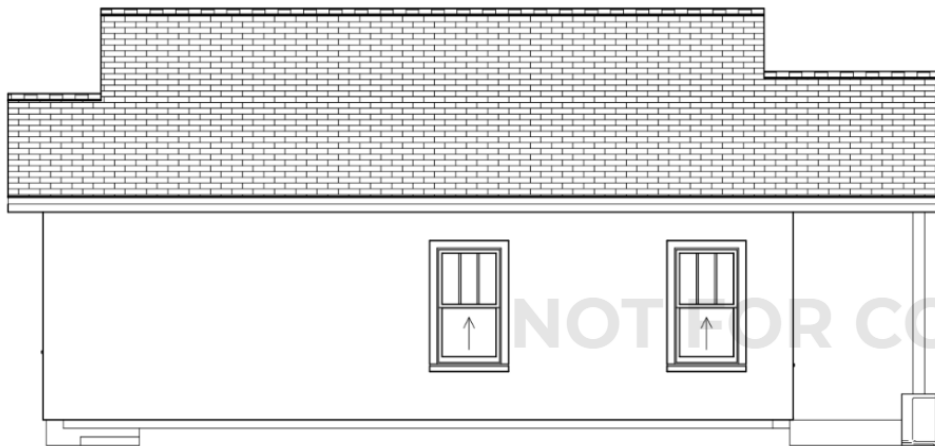
# 7. Grandpa's ADU



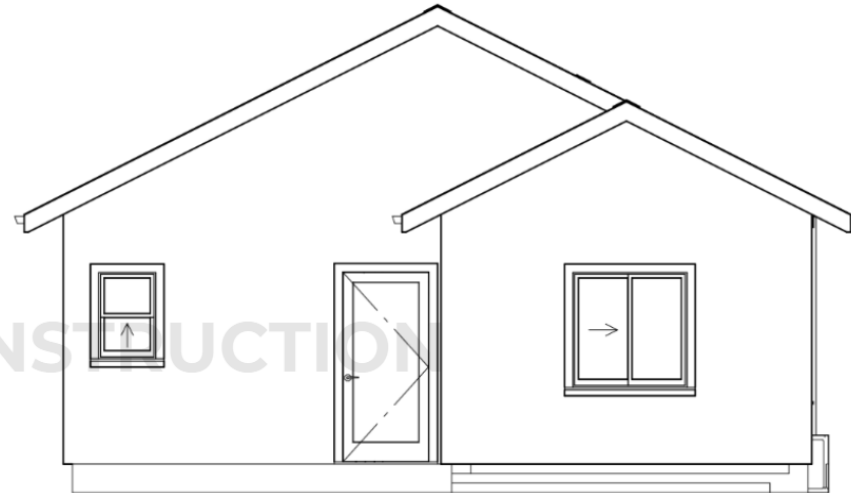
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 8. Silver Bush



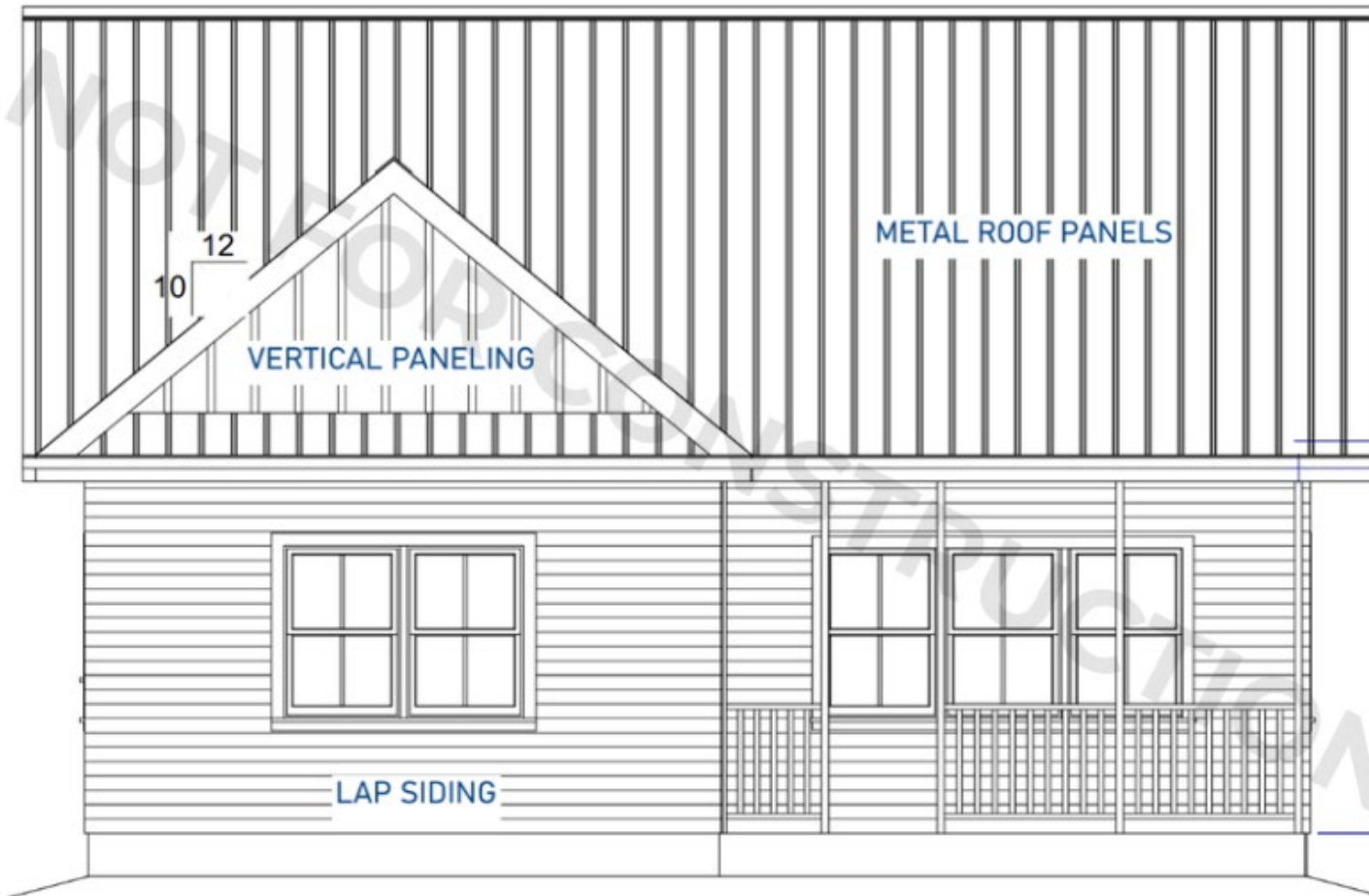
## Exterior Customizations

- Roofline – Side gabled or Front/Back gabled
- 2 Roof Options





# 8. Silver Bush



## Exterior Customizations

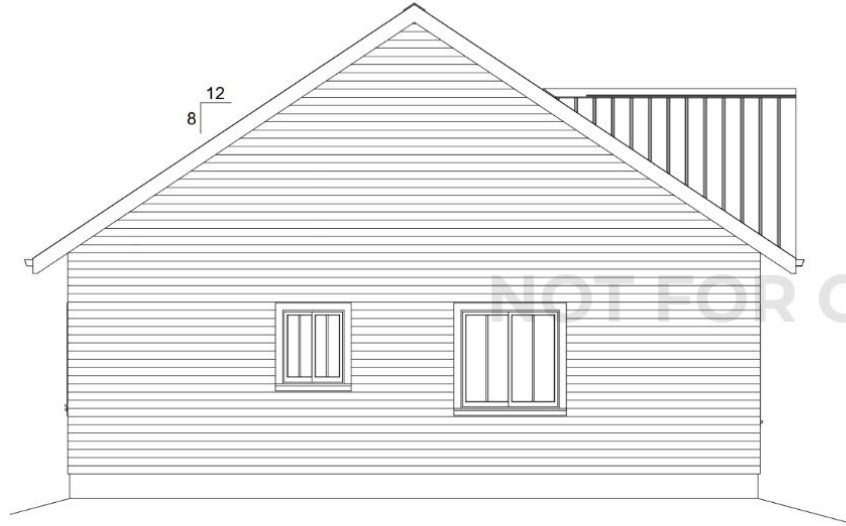
- Not Specified

## Building Specs

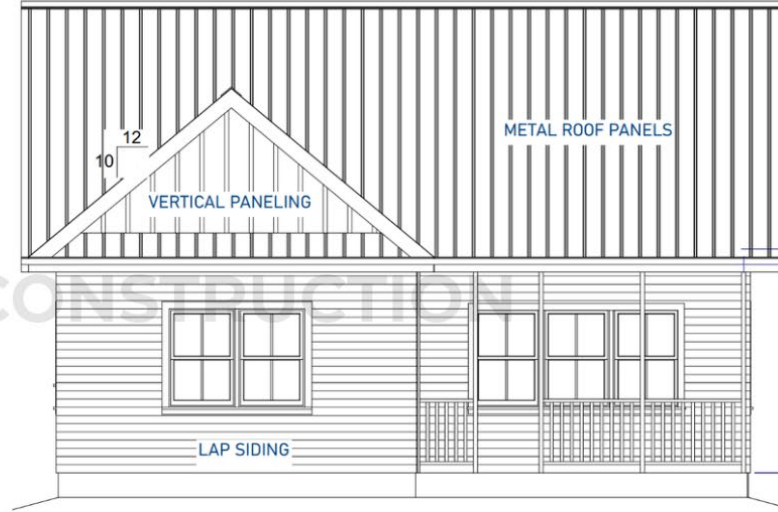
- Floor Plan
  - 1 Bed 1 Bath
- Roof Pitch
  - 8:12
- Height
  - 19'2"
- Square Footage
  - 723 SF



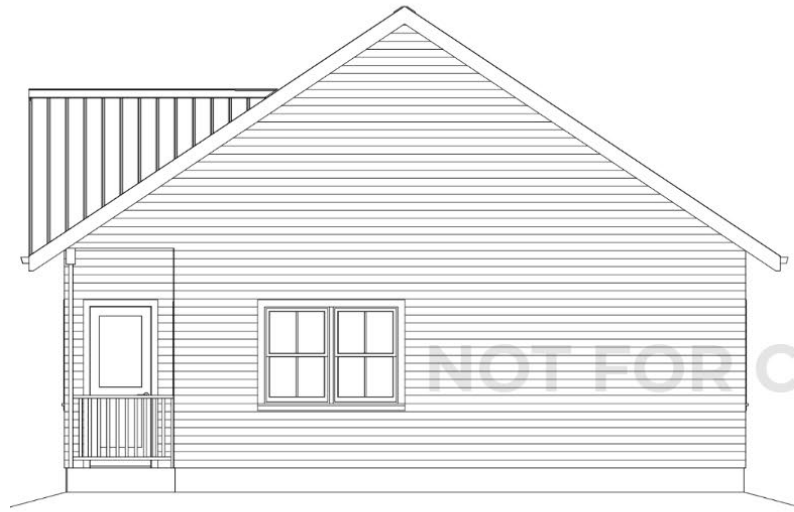
# 8. Silver Bush – Option 1



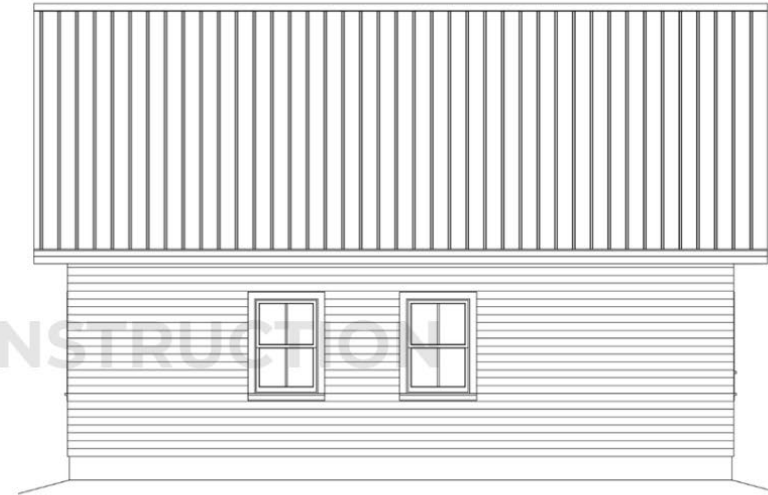
EAST ELEVATION



NORTH ELEVATION



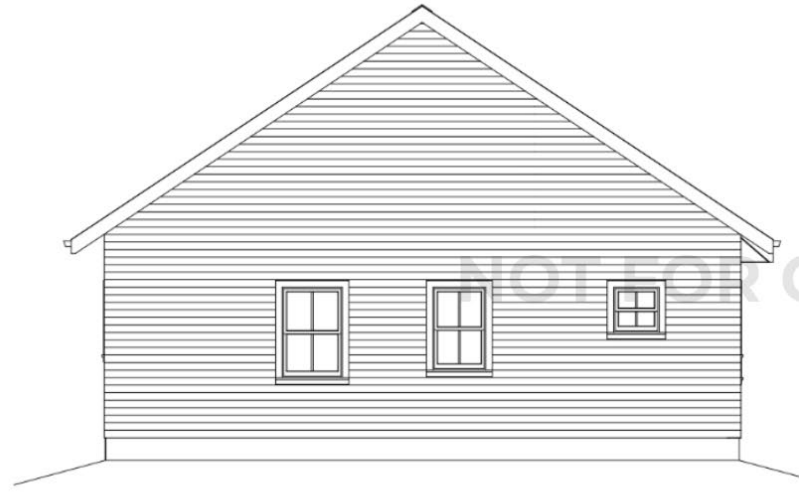
WEST ELEVATION



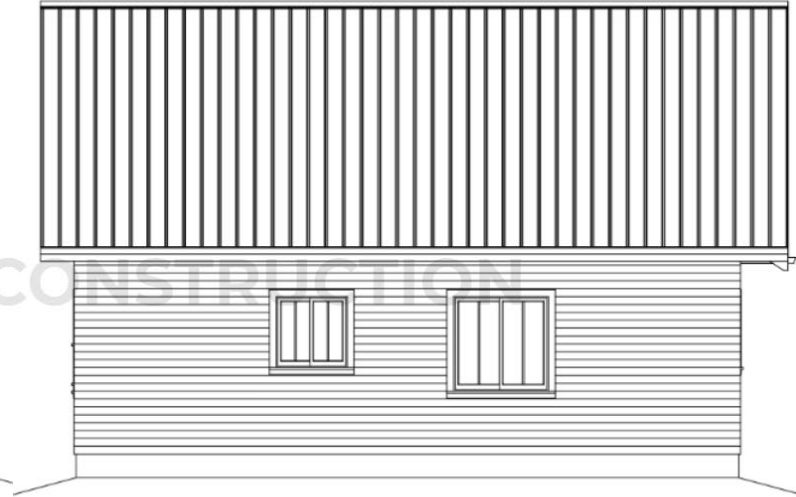
SOUTH ELEVATION



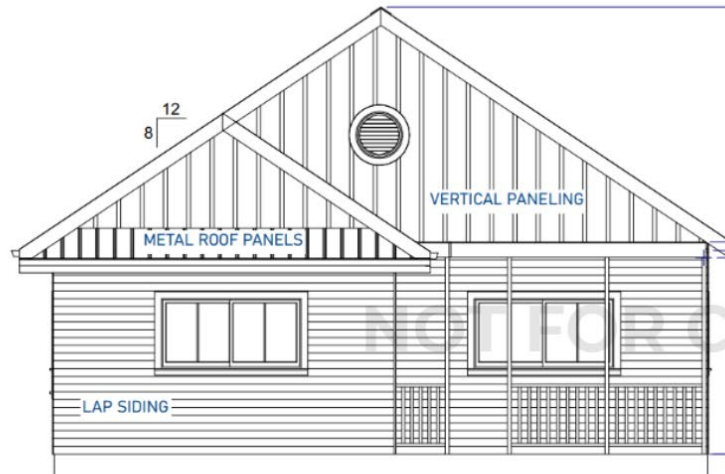
# 8. Silver Bush – Option 2



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



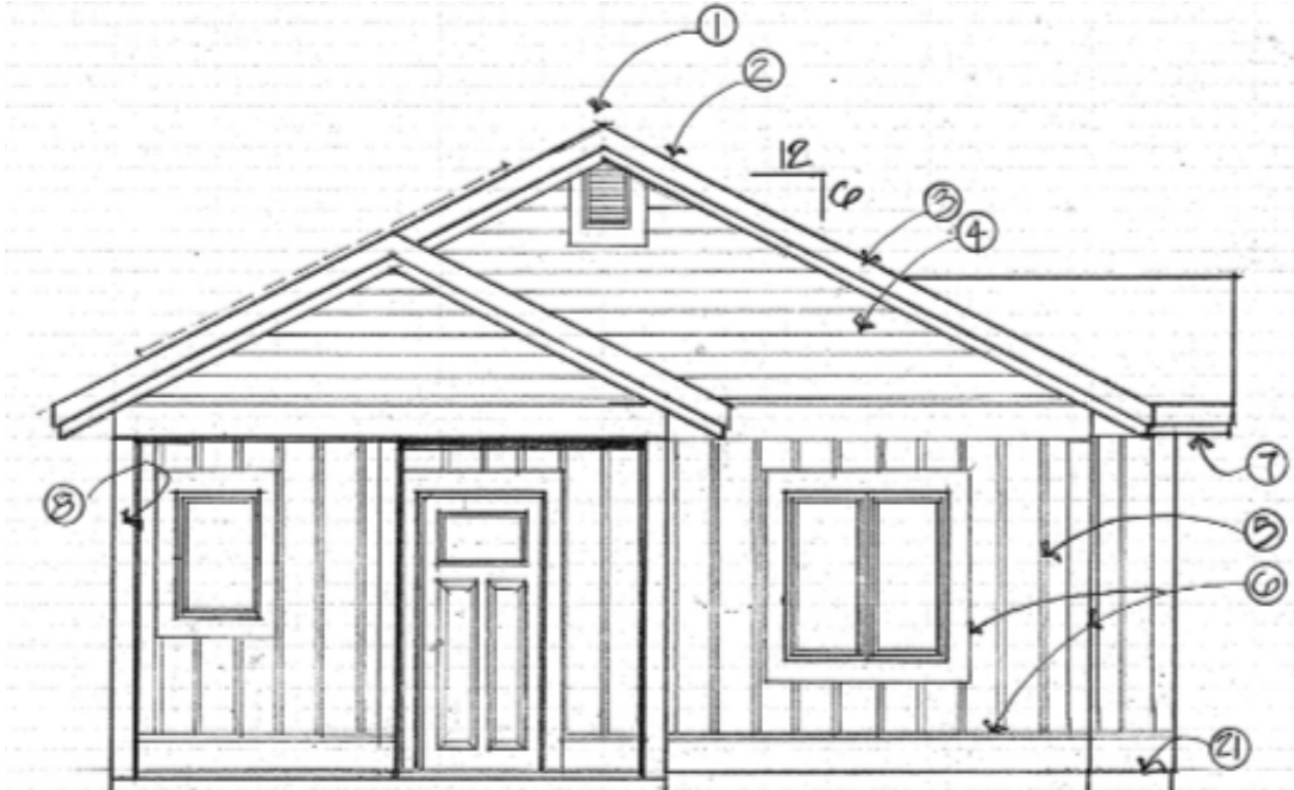
# 9. The Sojourn

## Exterior Customizations

- Not Specified

## Building Specs

- Floor Plan
  - 2 Bed 1 Bath
- Roof Pitch
  - 6:12
- Height
  - 16'0"
- Square Footage
  - 741 SF

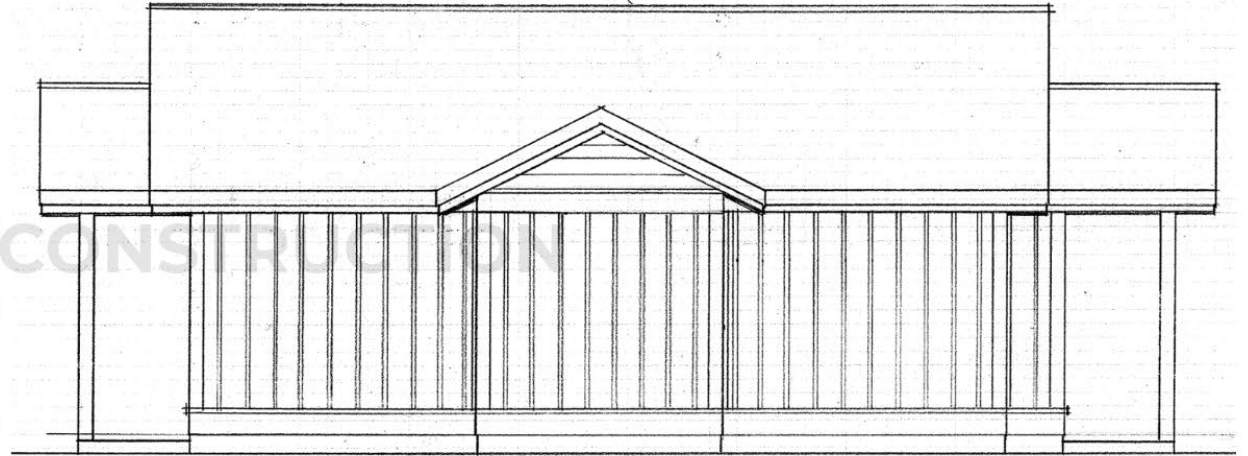




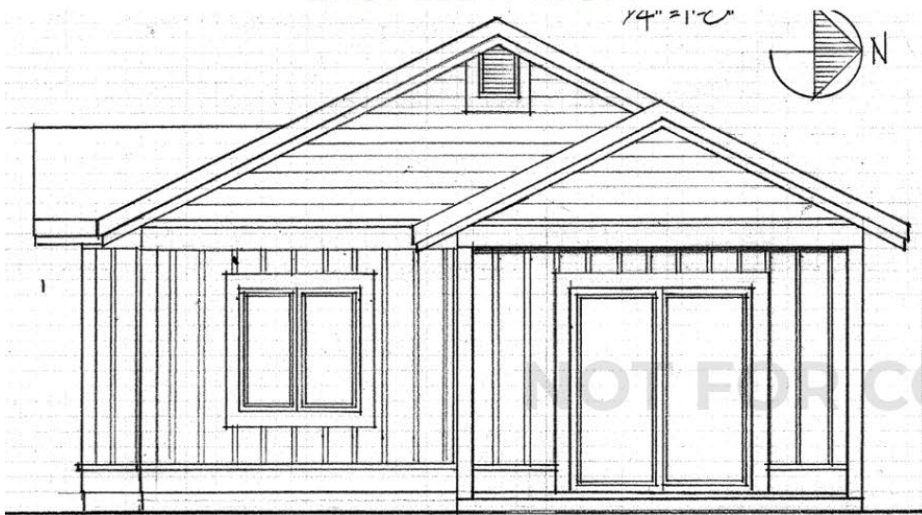
# 9. The Sojourn



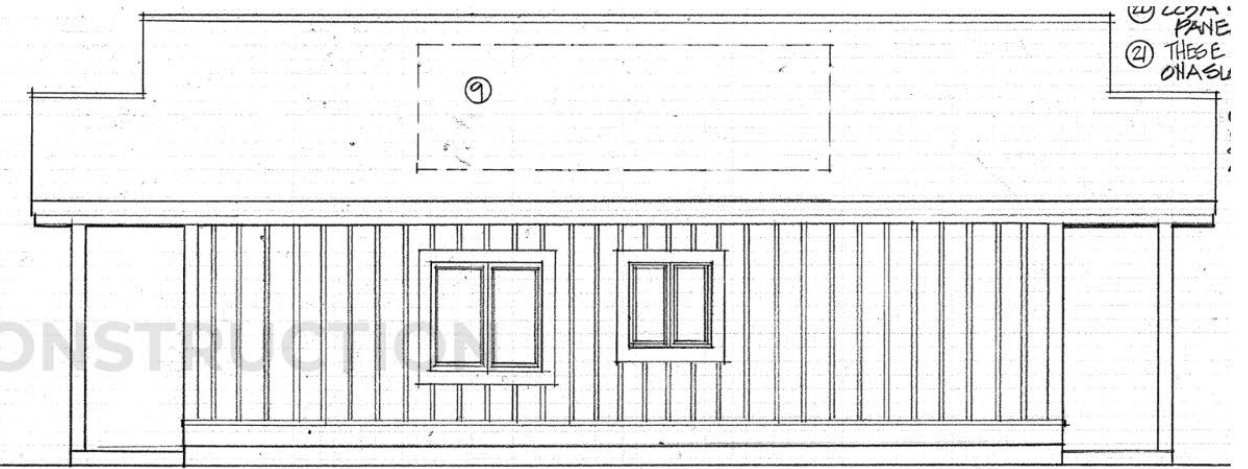
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 10. The Ponderosa



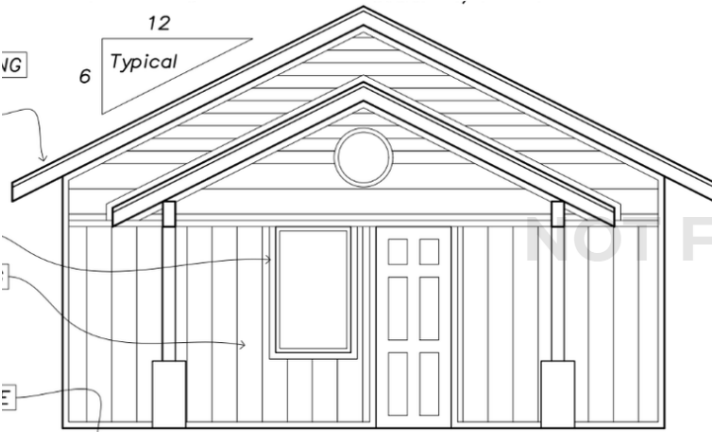
## Exterior Customizations

- Optional covered front porch
- Choice of
  - Exterior roofing
  - Siding
  - Entry door style
  - Window can be operable, fixed, or omitted

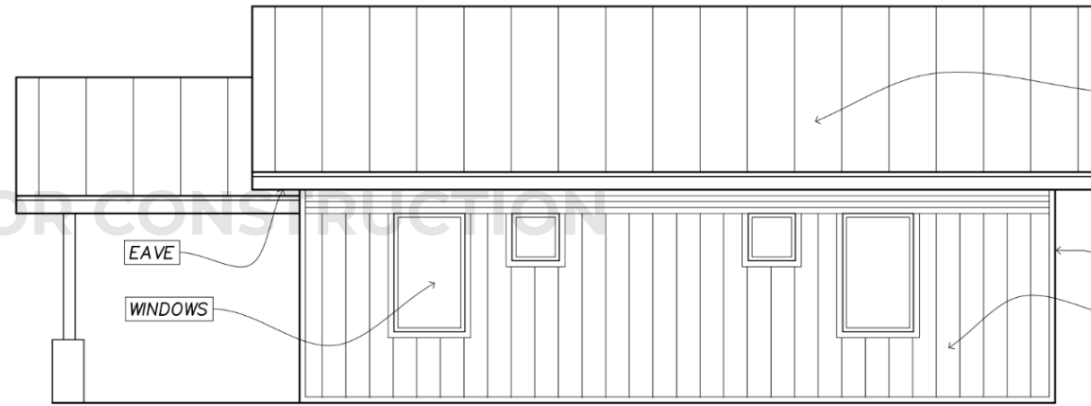




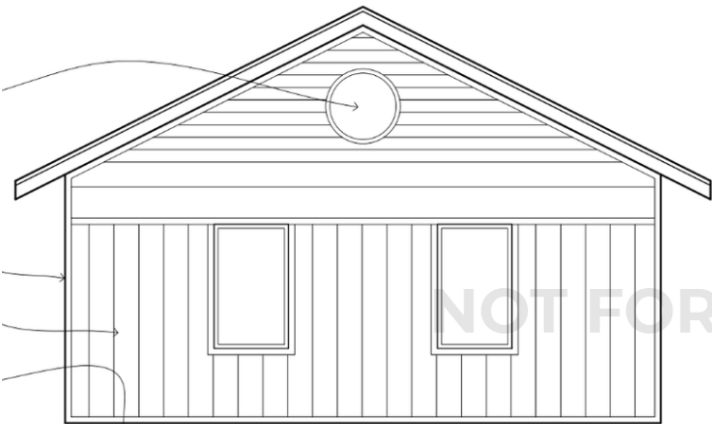
# 10. The Ponderosa



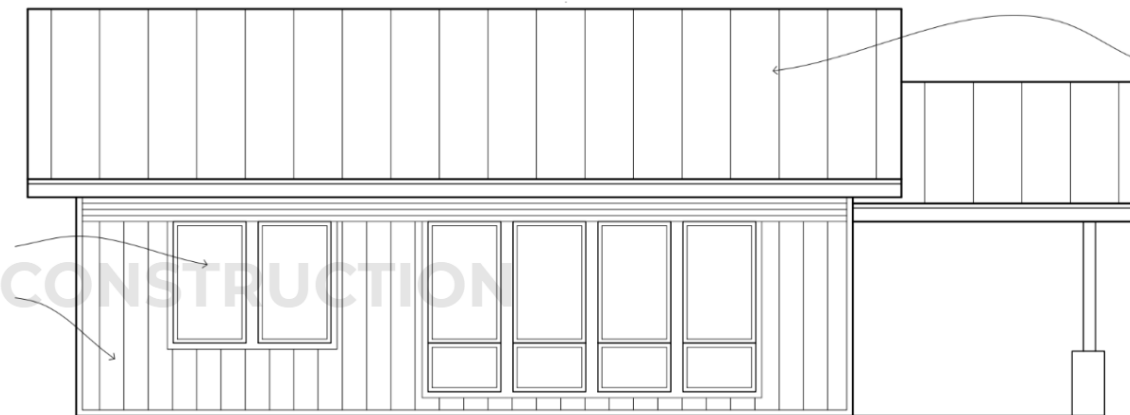
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

## Building Specs

- Floor Plan
  - 2 Bed 2 Bath
- Roof Pitch
  - 6:12
- Height
  - 16'9"
- Square Footage
  - 768 SF



# 11. Equilibrium



## Exterior Customizations

- Not Specified

## Building Specs

- Floor Plan
  - Studio 1 Bath
- Roof Pitch
  - 29.8:12
- Height
  - 16'11 <sup>3</sup>/<sub>4</sub>"
- Square Footage
  - 419 SF

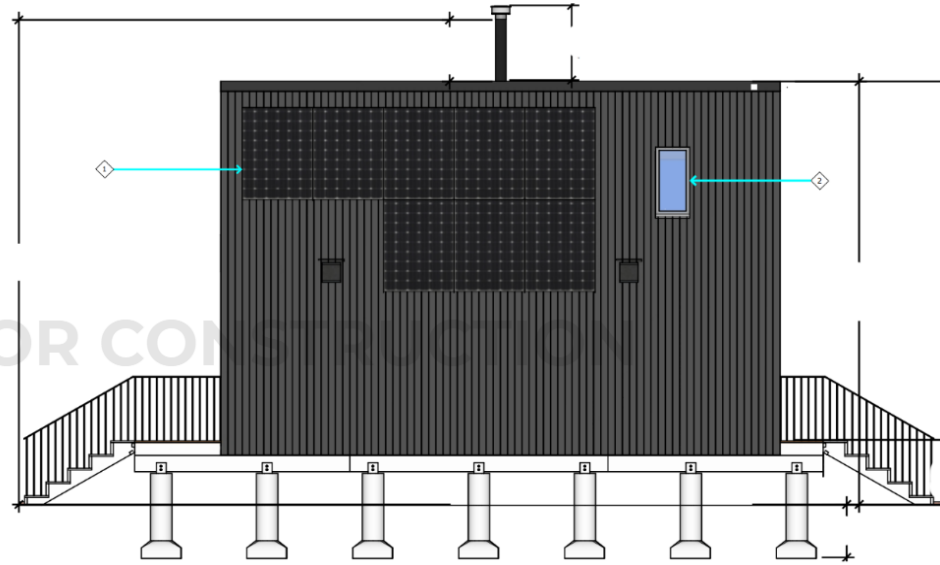




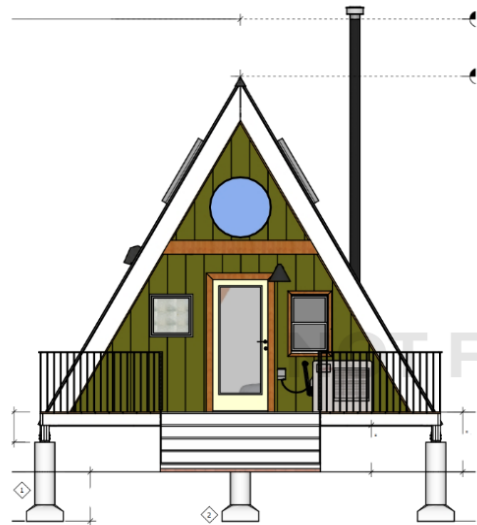
# 11. Equilibrium



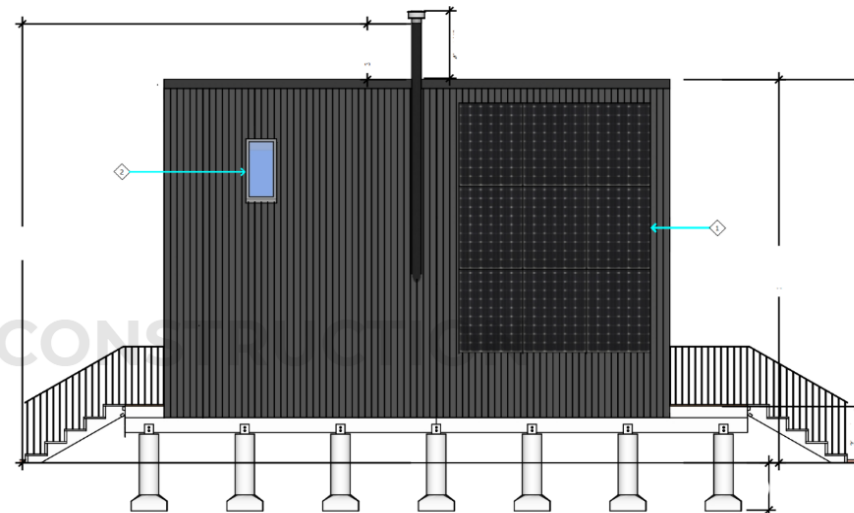
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



# 12. Simple Home

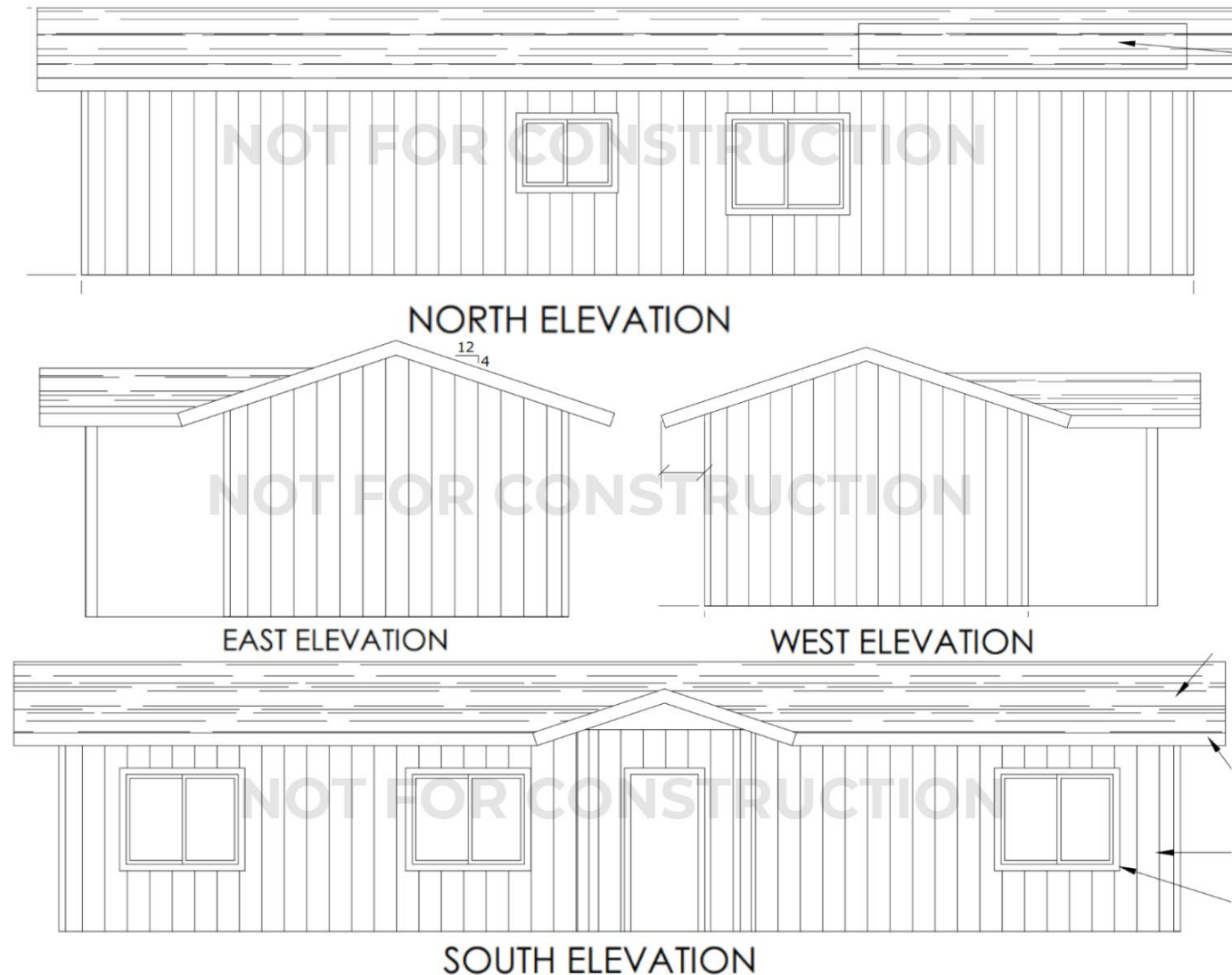


## Exterior Customizations

- Optional Porch/Deck

## Building Specs

- Floor Plan
  - 2 Bed 1 Bath
- Roof Pitch
  - 4:12
- Height
  - 12'0"
- Square Footage
  - 750 SF



# Heritage Preservation Commission Discussion



# HPC Approval Process



- Future projects will still require a Certificate of Appropriateness
  - Site-specific reviews of Standards and Guidelines
  - Staff report will still be provided
- Now is a chance to do a preview!
  - Exposure to designs and process before submittals for review
  - Encourage use of most compatible designs in Townsite
  - Help Townsite owners navigate the model library



# Discussion Questions

- Which ADUs currently meet Townsite requirements?
- Which ADUs could meet Townsite requirements with modifications?
- Other questions or considerations?

# Thank you

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