



ZTA24-03

**Accessory Use Conditions:
Accessory Dwelling Units**

City Council Voting Meeting – December 10, 2024





Request

Amend the Unified Development Code (UDC) Section 35.3.204 and Accessory Dwelling Unit (ADU) definition to align with the Arizona Revised Statutes (ARS) 9-461.18 House Bill 2720.

Applicant/Owner:

Planning Commission Initiated / City of Glendale



Objective

The proposed Text Amendment will align the UDC with the approved House Bill 2720 which amended ARS 9-461.1.



Current Requirements

- Permitted on lots $\geq 8,000$ square feet (SF)
- Limited to fifty (50) percent of primary residence SF
- Must meet building setbacks determined by maximum height



Proposed Requirements

- Permitted on single-family residential lots of any size; additional ADU on lots more than one (1) acre total
- Limited to the square footage of the primary residence, but cannot exceed 1,000 SF
- Minimum of a five (5) foot setback from rear and side property lines



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