



Accessory Use Conditions: Accessory Dwelling Units ZTA24-03

Planning Commission Hearing – November 14, 2024

Sydney Tirella
Planner





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



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



Public Involvement

- Notification Letters: October 8, 2024
- Mailing: October 18, 2024
- Published: October 23, 2024

No comments were received.



Findings & Analysis

- Consistent with the policies, objectives, and land use map of the Glendale General Plan
- Furthers the public health, safety, and general welfare of the citizens of Glendale



Recommendation

Staff recommends Planning Commission forward a recommendation for approval of ZTA24-03, as written.



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