



# Zoning Ordinance Text Amendment Accessory Dwelling Units



# State Law Changes

- State Law Changes during 2024 Legislative Session
- Accessory Dwelling Units (ADUs)



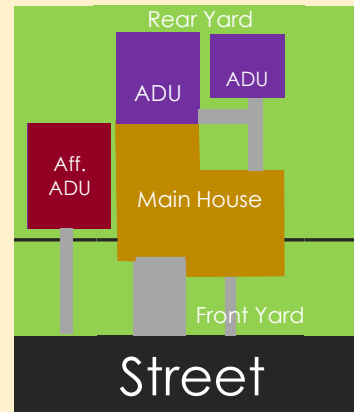
# What is an ADU

- Accessory to Single-Family
- Attached or Detached
- Bedroom and Bathroom
- May include a kitchen



# Goodyear Ordinance

- All Single-Family Lots
  - One Attached
  - One Detached
- Lots Over One-Acre
  - One Additional Detached
  - Must be Restricted Affordable
- 5 Foot Setback - \*30 Foot Height
- ~~Design Guidelines Match~~



# Casita vs. Guest House vs. ADU

| Building Type                         | Living Area | Kitchen  | Garage/ Parking | Setbacks   | Height       |
|---------------------------------------|-------------|----------|-----------------|------------|--------------|
| Casita<br>(All SF lots)               | Yes         | No       | May Have        | Main House | < Main House |
| Guest House<br>(15,000+ sq. feet lot) | Yes         | Yes      | No              | 5 Feet     | 20 feet      |
| ADU<br>(All SF lots)                  | Yes         | May Have | May Have        | 5 Feet     | *30 feet     |



# The Vicinity Box and HOAs

- Vicinity Box
  - No ADUs permitted within
- HOAs
  - City required to allow
  - HOAs may allow or restrict



Palm Valley Phase I

North Sub.

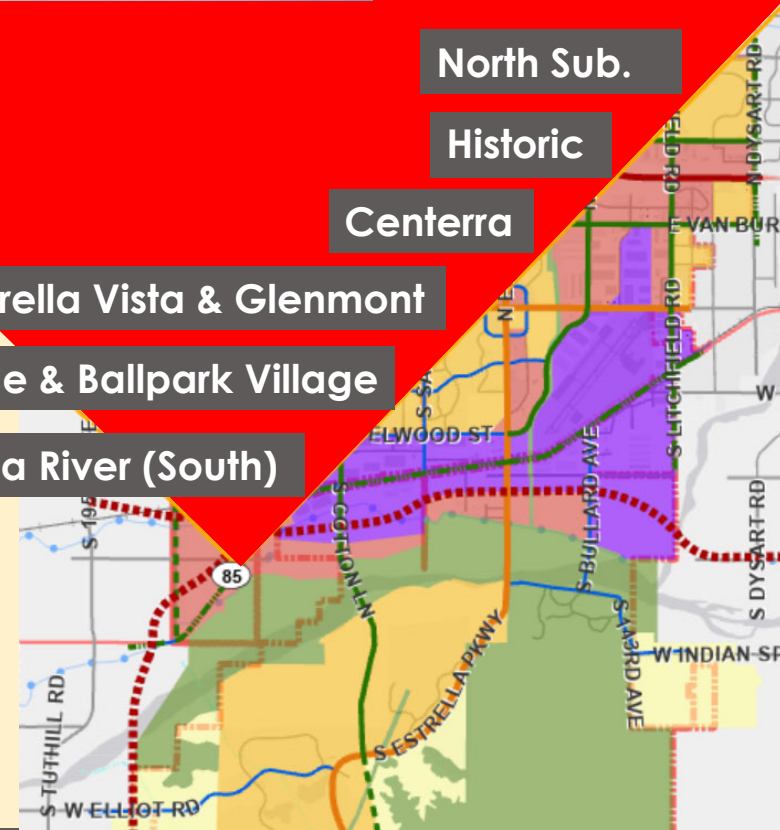
Historic

Centerra

Estrella Vista & Glenmont

Sarival Village & Ballpark Village

Gila River (South)



## Recommendation

- Approve Zoning Ordinance Text Amendment

