

Welcome to the City of Phoenix's Accessory Dwelling Unit (ADU) Guide

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Accessory Dwelling Units (ADUs) are attached or detached additional living spaces that include a kitchen and reside on a single-family residential property. ADUs are designed to accommodate independent living. State law and city ordinance allow two (and on some parcels three) ADUs per single-family detached house. ADUs can be incorporated into existing single-family properties in various ways, such as by converting a portion of an existing home, adding an extension to the existing home, converting a garage, or constructing a new detached structure.

This guide is intended as a starting point for those considering an ADU. Each development and property parcel is unique, therefore, we advise you to contact the Planning and Development Department with any specific questions about your property and eligibility.

Definitions

These definitions and others can be found online: <https://phoenix.municipal.codes/ZO/202> unless notated as "Building Code", where the definition comes from the Phoenix Construction Building Code.

Accessory Dwelling Unit (ADU)

A subordinate dwelling situated on the same lot with the main dwelling and used as an accessory use. There are two basic types of ADU: Attached and Detached. "Attached" is an integral part of the main residence while "Detached" is a separate and independent structure. An ADU contains all the amenities to function as an independent, operational, dwelling unit, including a kitchen, bathroom, living area, and sleeping quarters.

Building Height

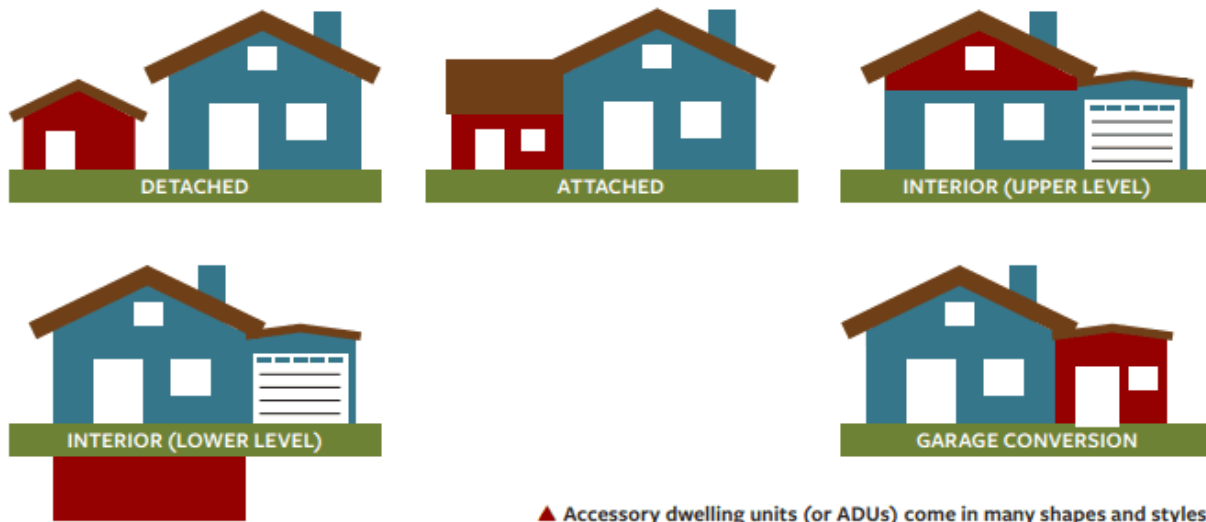
Short-Term Rental (STR)

Under recently approved Arizona Revised Statutes, property owners are allowed to use ADUs as Short-Term Rentals. For more information, visit phoenix.gov/STR.

Single-Family Residence District

Types of ADUs

Accessory Dwelling Units come in many shapes and styles. The most common are Attached and Detached units. Garage or carport conversions require establishing new equivalent parking locations elsewhere on the lot, not in the front setback area.



Attached ADU

This is either an existing portion of your residence that will be remodeled into an ADU, or an addition to the existing residence for the ADU, or a combination of new addition and remodeled existing space.

Detached ADU

Determining Eligibility

Each single-family detached lot is permitted two accessory dwelling units in addition to the primary dwelling unit, **except that lots having a duplex or triplex may not have an ADU.** Some properties can have three ADUs if they meet size and other requirements.

An ADU is subject to the development regulations of Section 706.A.: Chapter 7 Development Standards of General Applicability | Phoenix Zoning Ordinance (municipal.codes)

If you have questions on the current number of units on your property, you can submit a Public Records Request for all approved building permits: <https://www.phoenix.gov/pio/public-records-request>

Additional questions on determining if an ADU is allowed on the property can be directed to the PDD Site Planning Team: pdd.siteplanning@phoenix.gov



ADU Development Regulations

ADU development regulations govern the construction and use of secondary housing units on residential properties, impacting factors such as size, design, occupancy, and permitting requirements.

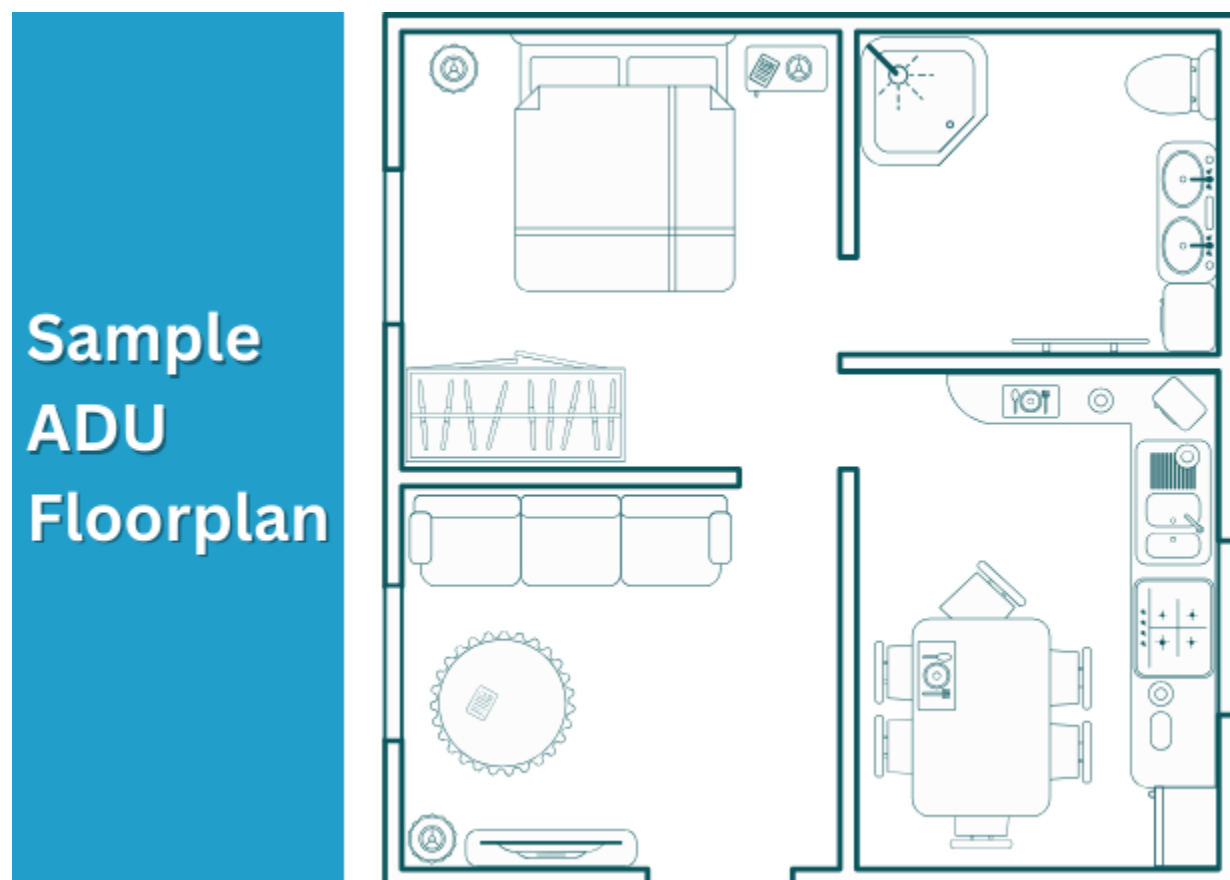
Rules and Prohibitions

- ADUs are allowed to be used as Short-Term Rentals.
- Two ADUs are permitted per single-family detached lot. A third ADU **also is permitted per lot** when the minimum lot size is one acre, and at least one of the ADUs is considered “Affordable Housing” (requiring deed or other restrictions on the property).
- A detached ADU may be located within the required rear yard and may not exceed 15 feet in height, unless a [use permit](#) is obtained for height greater than 15 feet.

- A detached ADU may be located no closer than 5 feet to a street side property line; 3 feet from an interior property line, and 0 feet from a property line abutting a fully dedicated alley.
- An attached ADU may project into the required rear yard, no closer than 3 feet to the rear property line and 5 feet to a side property line, while not exceeding 15 feet in height, unless a use permit is obtained for height greater than 15 feet.
- An ADU must comply with lot coverage requirements for the lot.
- For up to lots 10,000 square feet in area, the maximum size of the ADU is 1,000 square feet or 75% of the gross floor area of the primary dwelling unit, whichever is less.
- For lots over 10,000 square feet in area, the maximum size of the ADU is 3,000 square feet, or 10% of the net lot area, or 75% of the gross floor area of the primary dwelling unit, whichever is less.

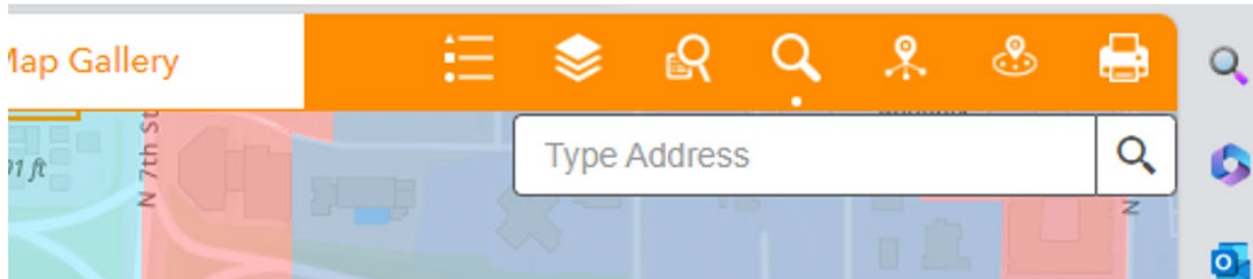
Determine the Allowable Size of Your ADU

Discover the essential factors to consider when determining the permissible size of your ADU(s) to comply with local regulations.

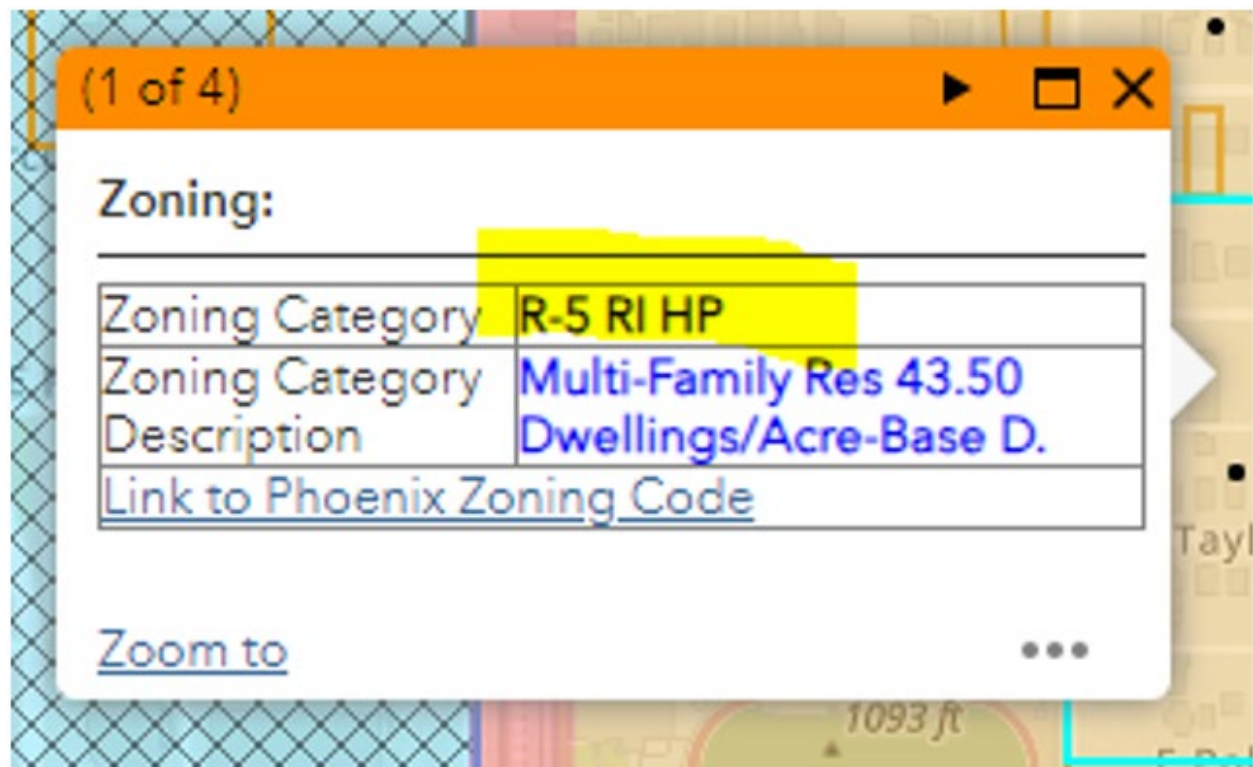


Find your Zoning District

Determine your property's zoning district through [My Community Map](#). Enter your address in the search bar,



click “Zoom to” in the pop-up, close the little window, and click on your lot. A pop-up appears with your Zoning District.

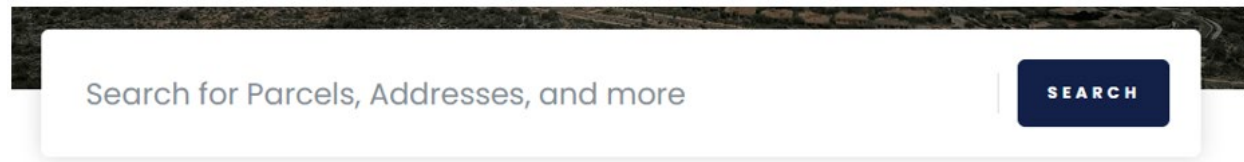


Find your Zoning district in the Zoning Ordinance for setbacks and base lot coverage allowance by clicking the link to the [Phoenix Zoning Code](#).

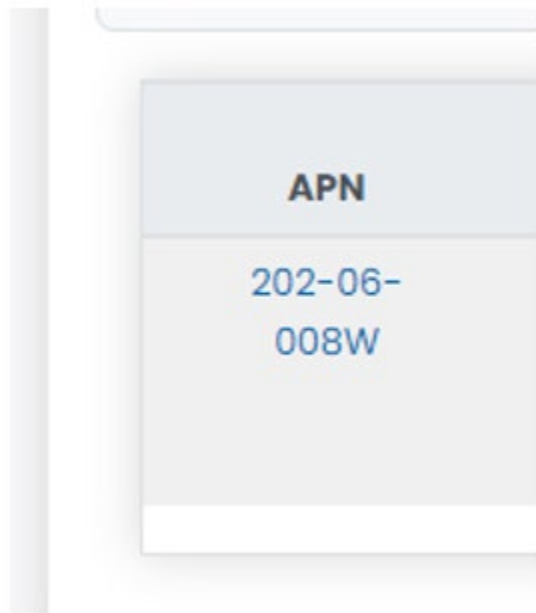
Determine your Current Lot Size

Determine your current lot size and how much coverage you currently have. (Maricopa County Assessor) <https://mcassessor.maricopa.gov/>. Enter your address in the search bar.

Please note, Maricopa County records may not reflect the same lot size as City of Phoenix records.

A search bar with a dark background and a white input field. The input field contains the placeholder text "Search for Parcels, Addresses, and more". To the right of the input field is a dark blue button with the word "SEARCH" in white capital letters.

Then click on the APN number.

A screenshot of a web interface showing a selection of an APN. A light blue box contains the text "APN" in bold. Below it, the APN "202-06-008W" is displayed in blue text.

In the Property Information box find your lot size. This is listed in square feet.

Description	DENNIS SUB LOT 6
Lat/Long	
Lot Size	10,000 sq ft.
Zoning	R-5

Maricopa County also provides approximate floor plans. To find these, scroll down to the bottom of the page and find your building sketch. Add the areas of the main house, any carports, garages, and covered patios (uncovered patios are not counted). Any other detached structures, regardless of size such as tool sheds, ramadas, or storage containers/buildings, must be included in your lot coverage calculation. Measure any structures not shown on the assessor's sketch and add the square footage to the total area

11'

Unc Patio 9'

99.0 sf

10'

8' Stg

80.0 sf

30'

Cov Patio

300.0 sf

10.0

61.0

18.0

29.0

Alt Garage

522.0 sf

1st Floor

1769.0 sf

29.0

5'

10.0

Cov Patio

108.0 sf

18.0

28.0

Alt Garage

504.0 sf

18'

10'

Unc Patio

647.0 sf

12.1'

8'

12.1'

Take the total area of all structures on your lot and divide it by the lot size shown on the Assessor's website. The result is the percentage of your lot currently covered. [An example of how to create a plot plan.](#)

Take your lot size and multiply it by the percentage allowance (40% = 0.40, 25% = 0.25 etc.) in the zoning ordinance table (see Find your Zoning District). The result is the amount of square footage you are allowed under roof. Subtract the square footage of all current structures from what you are allowed, and you will know how much buildable area you have left. See the ADU guidelines (section 608 of the Zoning Ordinance) for any additional

allowances to lot coverage for the ADU and limitations on ADU size based upon your lot size).

Example using the above diagram:

Area of buildings

Main floor of house-1769 Sq. Ft.

Garages-504 Sq. Ft. plus 522 Sq. Ft. = 1026 Sq. Ft.

Covered patios- 300 Sq. Ft. plus 108 Sq. Ft. = 408 Sq. Ft.

Storage building: 80 Sq. Ft.

Total area under roof: $1769 + 1026 + 408 + 80 = 3283$ Sq. Ft.

Area of lot: 10,000 Sq. Ft.

Percent covered = $3283 \text{ divided by } 10,000 = 32.83\%$

Unpermitted Buildings

If you have unpermitted buildings on your property, please contact pdd.ombudsman@phoenix.gov to learn how to apply for a permit to legalize them before pursuing the ADU permit.

Determine the Allowed ADU Location

Determine the permitted location for your accessory dwelling unit, whether attached, detached, or converted from existing structures.



Attached or Detached ADU

Whether you are considering an attached or detached ADU, you will need to determine where your building setbacks are to understand where your ADU can legally be placed on your property. The easiest way to do this is to create a plot plan of your property (you will need one for permitting purposes.)

ADU from an Existing Structure

If you plan to convert an existing garage or carport to ADU, you will need to create off-street parking spaces in dustproof conditions. These parking spaces must not be located in the front yard setback.