

PLANNING COMMISSION REPORT



Meeting Date: August 27, 2025
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Accessory Dwelling Unit (ADU) Text Amendment 4-TA-2024#2

Request to consider the following:

1. A recommendation to City Council to adopt Ordinance No. 4686 for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance no. 455), namely Article III., Section 3.100. (Definitions), and Article VII. Section 7.902. (Accessory Dwelling Units - Qualifications.), and any associated sections for the purpose of addressing recent State of Arizona legislation of House Bill (HB) 2928 related to accessory dwelling units (ADU) as provided in Case No. 4-TA-2024#2.

Key Items for Consideration

- Conformance to City of Scottsdale General Plan 2035
- Implementation of House Bill 2928 (2025), which updates 2024 legislation to require cities to allow accessory dwelling units (ADUs) on lots or parcels that are located in the vicinity of a federal aviation administration commercially licensed airport or a general aviation airport or land that is in the territory in the vicinity of a public airport as defined in ARS Section 28-8486 provided the noise level is less than sixty-five decibels
- New provisions must be adopted by local municipalities no later than January 1, 2026

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Zoning Ordinance
4-TA-2024 (related to HB2720, approved in 2024)
State of Arizona House Bill 2928, recently approved ADU legislation

STAFF CONTACTS

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager, Current Planning Services
Adam Yaron, Planning & Development Area Manager, Long Range Planning Services

LOCATION

Citywide

BACKGROUND

Goal/Purpose of Request

In 2024, the Arizona State Legislature enacted HB2720 (Attachment 1), which required municipalities with populations over 75,000 to adopt zoning regulations permitting accessory dwelling units (ADUs) on residential lots, subject to certain criteria and requirements. In response, the City of Scottsdale amended its Zoning Ordinance to establish ADU standards that balanced compliance with State law while applying allowable limitations — including the exclusion of areas near airports where residential development could conflict with aviation operations, based on definitions provided within State Statutes. Scottsdale has portions of the community impacted by land in the vicinity of both Phoenix Sky Harbor, and Scottsdale Airport.

In 2025, the Arizona State Legislature passed HB2928 (Attachment 2), which further preempted local regulation of ADUs. A key provision of HB2928 eliminates the City’s ability to exclude areas for ADUs on lots or parcels located in the vicinity of FAA commercially licensed airports, general aviation airports, or public airports where noise levels do not exceed 65 decibels / day-night-level (DNL). This change directly impacts Scottsdale’s long-standing policies intended to ensure full public review and input regarding proposals for new residential density in noise-impacted airport areas, as defined by prior legislation.

The purpose of this text amendment to the City of Scottsdale Zoning Ordinance is to bring applicable provisions into alignment with the requirements of HB2928.

The proposed text amendment (Attachment 3, Exhibit A):

- Removes existing Zoning Ordinance provisions that prohibit ADUs in residentially zoned areas affected by airport noise contours below 65 DNL, as required by HB2928.
- Provides clear standards and guidance to property owners, residents, and the development community regarding the construction of ADUs in airport vicinity areas.

ANALYSIS & ASSESSMENT

Land Use

HB 2928 clarifies that the provisions of HB 2720 apply only to parcels near public airports where noise levels exceed 65 DNL. As a result, the new law significantly expands where Accessory Dwelling Units (ADUs) can be constructed, allowing them practically citywide. Scottsdale must update its Zoning Code to comply with HB 2928 by January 1, 2026. If the City does not act, state law mandates that *“accessory dwelling units shall be allowed on all lots or parcels zoned for residential use in the municipality without limits.”*

Historic Preservation (HP Districts)

When HB 2720 passed in 2024, many of Scottsdale’s Historic Preservation (HP) districts were protected by exemptions, such as those for properties near airports where residential development conflicted with aviation operations.

HB 2928 removes the City’s ability to exclude parcels near FAA-licensed or public airports where noise levels are below the 65 DNL, eliminating protections that had previously applied to HP properties. As a result, ADUs may now be developed on HP-designated properties without the traditional preservation review, significantly limiting the city’s Historic Preservation Commission’s authority and possibly changing the character and design in those neighborhoods.

Housing Cost

In conjunction with state law, staff have considered the scope of the zoning text amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. Staff have not identified any factors that would substantially impact on the cost to construct housing for sale or rent.

PUBLIC PARTICIPATION

Community Involvement

An informative video regarding Case No. 4-TA-2024#2 was created by the City and posted online. As of the drafting of this report, online viewership has been noteworthy at over 409 views. Further, City staff hosted two open house events to discuss proposed changes to the Zoning Ordinance on Monday, August 11, 2025, and Thursday, August 14, 2025. A total of 20 people attended the in-person sessions. Overall, attendees expressed opposition to the proposed amendment. Many noted that removing the Traffic Pattern Airspace exclusion would negatively affect their neighborhoods, particularly in areas without homeowners’ associations. One attendee expressed interest in constructing an ADU. The full citizen involvement report can be found as Attachment 4. All other public input received can be found with Attachment 5.

OTHER BOARDS & COMMISSIONS

Planning Commission – Initiation

This effort to update the Zoning Ordinance in response to HB2928 was initiated by the [Planning Commission on July 9, 2025](#).

Historic Preservation Commission (HPC) – Information Only

Staff presented this text amendment to the [HPC on August 7, 2025](#), as an informational item. The Commission expressed concern about reduced preservation oversight in existing designated districts but recognized that the city must comply with state law.

STAFF RECOMMENDATION & NEXT STEPS

Recommended Approach:

A recommendation to City Council to adopt Ordinance No. 4686 for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance no. 455), namely Article III., Section 3.100. (Definitions), and Article VII. Section 7.902. (Accessory Dwelling Units - Qualifications.), and any associated sections for the purpose of addressing recent State of Arizona legislation of House Bill (HB) 2928 related to accessory dwelling units (ADU) as provided in Case No. 4-TA-2024#2.

Possible Next Steps:

Although the legislation only requires an update to its Zoning Ordinance, staff determined during review of the state legislation that an amendment to Scottsdale General Plan 2035 may be necessary to bring together the effect of this legislation at the policy level, commensurate with the regulatory changes proposed by Case No. 4-TA-2024#2. For this reason, the city may pursue an effort in Fall 2025 to amend its General Plan through a separate, public input and hearing process as a result of any Zoning Ordinance changes that occur with this text amendment to allow greater transparency, public involvement, and ease of review to all considered amendments.

RESPONSIBLE DEPARTMENTS & STAFF CONTACTS

Community & Economic Development Division
Planning and Development Services Department
Current Planning Services & Long Range Planning Services

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APPROVED BY



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8/13/2025

Date



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8/13/2025

Date



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8/20/2025

Date



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08/15/2025

Date

ATTACHMENTS

1. [HB2720 Legislative Text](#)
2. [HB2928 Legislative Text](#)
3. -DRAFT- Ordinance No. 4686
 - a. Exhibit A – Accessory Dwelling Unit Text Amendment 4-TA-2024#2
4. Citizen Involvement Report
5. Public Input Received

ORDINANCE NO. 4687

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, FOR THE PURPOSE OF AMENDING THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE (ORDINANCE NO. 455), NAMELY ARTICLE III., SECTION 3.100. (DEFINITIONS), AND ARTICLE VII. SECTION 7.902. (ACCESSORY DWELLING UNITS - QUALIFICATIONS.), AND ANY ASSOCIATED SECTIONS FOR THE PURPOSE OF ADDRESSING RECENT STATE OF ARIZONA LEGISLATION OF HB2928 RELATED TO ACCESSORY DWELLING UNITS (ADU) AS PROVIDED IN CASE NO. 4-TA-2024#2.

WHEREAS, the City wishes to amend the Zoning Ordinance of the City of Scottsdale, Ordinance No. 455, regarding certain provisions of Article III., Section 3.100. (Definitions), and Article VII. Section 7.902. (Accessory Dwelling Units - Qualifications.), and any associated sections for the purpose of addressing recent State of Arizona legislation of House Bill (HB) 2928 related to accessory dwelling units (ADU); and

WHEREAS, the Arizona State Legislature adopted HB2928, which codified certain statutory provisions, including Arizona Revised Statutes (A.R.S.) § 9-461.18, which provides, in part, that a municipality with a population of more than 75,000 must adopt, on or before January 1, 2025, certain regulations relating to accessory dwelling units; and

WHEREAS, HB2928 codified certain other statutory provisions, including A.R.S. § 9-500.39(B)(9), which provides, in part, that the City may require the owner of a short-term rental to reside on the property if an accessory dwelling unit on the same lot or parcel that was constructed on or after September 14, 2024 is being used as a short-term rental, subject to limitations in the statute; and

WHEREAS, HB2928 codified certain other statutory provisions, including A.R.S. §§ 9-461.18(G) and associated subsections, which provides various exceptions and limitations relating to accessory dwelling units; and

WHEREAS, this Ordinance is being adopted by the City Council to comply with the new statutory requirements and regulations established pursuant to HB2928; and

WHEREAS, the City Council has considered the probable impact of this Ordinance on the cost to construct housing for sale or rent; and

WHEREAS, the Planning Commission held a public hearing on August 27, 2025 and considered a proposed text amendment to the Zoning Ordinance of the City of Scottsdale in Case No. 4-TA-2024#2; and

WHEREAS, the City Council has determined that the proposed amendment to the Zoning Ordinance of the City of Scottsdale is in conformance with the General Plan, as amended.

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NOW, THEREFORE BE IT ORDAINED by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale, Ordinance No. 455, is hereby amended as specified in that certain document entitled "Accessory Dwelling Unit (ADU) Text Amendment – 4-TA-2024#2," declared to be a public record of the City of Scottsdale, attached as Exhibit A, and hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or any part of the Scottsdale Revised Code adopted herein, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2025.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Luis Santaella, Acting City Attorney
By: Joe Padilla, Deputy City Attorney

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ACCESSORY DWELLING UNIT (ADU) TEXT AMENDMENT

Section 1. That the Zoning Ordinance of the City of Scottsdale, ARTICLE III. – DEFINITIONS, Section 3.100. is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Accessory Dwelling Unit (Restricted-Affordable Detached) shall mean a Detached Accessory Dwelling Unit that, through a private deed restriction, ~~shall only be~~ *is only* rented to households earning up to eighty percent (80%) of area median income.

Section 2. That the Zoning Ordinance of the City of Scottsdale, ARTICLE VII. – GENERAL PROVISIONS, Section 7.902. is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 7.900. Accessory Dwelling Units.

Sec. 7.901. Purpose.

- A. These provisions describe the qualifications, application requirements, and property development standards for the development of an Accessory Dwelling Unit to ensure that an Accessory Dwelling Unit is consistent with the character of single-family residential neighborhoods, and to minimize impacts of the development. The qualifications, requirements, and regulations in these provisions are in addition to the other codes and requirements of the City of Scottsdale.

Sec. 7.902. Qualifications.

- A. An Accessory Dwelling Unit shall only be established upon demonstration of all of the following requirements:
1. *Location.*
 - a. An Accessory Dwelling Unit shall only be permitted on a single-family residential lot as permitted by the underlying zoning district. No Accessory Dwelling Unit shall be constructed upon a single-family residential lot unless the main single-family residential dwelling has been constructed and received a Certificate of Occupancy on the same lot. No Accessory Dwelling Unit shall be issued a Certificate of Occupancy unless a Certificate of Occupancy has been issued for the main single-family residential dwelling on the same lot.
 - b. An Accessory Dwelling Unit shall not be located in any of the following areas:
 - i. Land ~~that is~~ in the territory in the vicinity of a military airport or ancillary military facility as defined in A.R.S. § 28-8461, or
 - ii. Land ~~that is~~ in the territory in the vicinity of a federal aviation administration commercially licensed airport or a general aviation ~~airport~~ or ~~land that is in the~~

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territory in the vicinity of a public airport as defined in A.R.S. § 28-8486 and that has a noise level of greater than sixty-five decibels.

2. *Utility services.*

- a. The property owner shall provide separately metered utilities (electrical, gas, water, and sanitary sewer) connections to the Accessory Dwelling Unit, unless otherwise determined by the utility provider.
- b. The property owner shall be responsible to repair any public street or other public property that is disturbed as a result of the construction of an Accessory Dwelling Unit to the requirements and standards of the City.

3. *Ownership, renting, and subdivision.*

- a. Any Accessory Dwelling Unit on a single-family residential lot shall not be sold separately from the main single-family residential dwelling on the same lot.
- b. Any Accessory Dwelling Unit that is rented, leased, offered for rent or lease, or occupied as a Vacation Rental or Short-term Rental shall be subject to the requirements of Sec. 7.203.
- c. A Restricted-Affordable Detached Accessory Dwelling Unit shall only be rented to households earning up to eighty percent (80%) of area median income and shall not be offered as a Vacation Rental or Short-term Rental. Rent shall be established based on the household size and income in accordance with the rent and income limits published by the Arizona Department of Housing at the time of the lease agreement. Prior to issuance of any permit for a Restricted-Affordable Detached Accessory Dwelling Unit, the property owner shall enter into a private deed restriction to meet the requirements of this section, to the satisfaction of the City.
- d. A lot or parcel shall not be subdivided, including through a condominium plat, in a manner that would create a separate lot, parcel, or ownership boundaries exclusively for the main single-family residential dwelling or for an Accessory Dwelling Unit.

Sec. 7.903. Application requirements.

- A. Prior to issuance of any permit for an Accessory Dwelling Unit, the property owner shall submit a development application for review, subject to the requirements of Sec. 1.300. The Zoning Administrator or designee shall review a development application for an Accessory Dwelling Unit. The Zoning Administrator or designee shall have the authority to approve, approve with stipulations, or deny a development application for an Accessory Dwelling Unit and that decision shall not be appealable. The property owner must receive approval of the development application before any permit for an Accessory Dwelling Unit will be issued.
- B. In addition to the standard requirements of a development application, any development application for an Accessory Dwelling Unit shall demonstrate the following application requirements, to the satisfaction of the Zoning Administrator or designee:
 - 1. A site plan in conformance with City of Scottsdale rules, regulations, and guidelines for development. The site plan shall also demonstrate, amongst other requirements, that

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the proposed Accessory Dwelling Unit is located on a single-family residential lot with an existing main single-family residential dwelling on the same lot and demonstrate compliance with the requirements Sec. 7.904.

2. The gross floor area of the existing main single-family residential dwelling on the same lot, and plans of the proposed Accessory Dwelling Unit that are in compliance with the requirements of this section.
 3. Separately metered utilities (electrical, gas, water, and sanitary sewer) and connections to the Accessory Dwelling Unit, unless otherwise determined by the utility provider.
 4. Compliance with all applicable building code and fire code requirements, as adopted by the City of Scottsdale, unless otherwise exempted by state statutes.
 5. That, prior to the issuance of any permit for the Restricted-Affordable Detached Accessory Dwelling Unit, the property owner has recorded a private deed restriction acknowledging that the Restricted-Affordable Detached Accessory Dwelling Unit will only be rented to households earning up to eighty percent (80%) of the area median income and will not be offered as a Vacation Rental or Short-term Rental, in a form satisfactory to the City.
- C. Conversion of existing building to an Accessory Dwelling Unit.
1. In order to convert an existing building, or portion of an existing building, to an Accessory Dwelling Unit, the property owner shall comply with the requirements of Sec. 7.900., including but not limited to, provision of sleeping facilities, kitchen facilities, and sanitary facilities, and compliance with all applicable building code and fire code requirements.

Sec. 7.904. Property Development Standards.

- A. An Accessory Dwelling Unit shall be subject to the property development standards of the zoning district for which the proposed Accessory Dwelling Unit is located within, except as modified by this section. If there is a conflict between the property development standards of the underlying zoning district and the property development standards outlined in this section, the property development standards of this section shall control.
1. *Density.*
 - a. Attached Accessory Dwelling Unit.
 - i. There shall be no more than one (1) Attached Accessory Dwelling Unit on any one (1) single-family residential lot.
 - b. Detached Accessory Dwelling Unit.
 - i. There shall be no more than one (1) Detached Accessory Dwelling Unit on any one (1) single-family residential lot.
 - c. Restricted-Affordable Detached Accessory Dwelling Unit.
 - i. Single-family residential lots that are one (1) acre or larger in size are permitted one (1) Restricted-Affordable Detached Accessory Dwelling Unit on any one (1) single-family residential lot in addition to any existing Accessory Dwelling Unit(s) constructed on the lot.

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- d. For any single-family residential lot less than one (1) acre in size, there shall be no more than two (2) total Accessory Dwelling Units on any one (1) lot. For any single-family residential lot that is one (1) acre or larger in size, there shall be no more than three (3) total Accessory Dwelling Units on any one (1) lot, one of which must be a Restricted-Affordable Detached Accessory Dwelling Unit.
- 2. *Size.*
 - a. Only one Accessory Dwelling Unit constructed on a single-family residential lot shall be allowed to have a gross floor area that is up seventy-five percent (75%) gross floor area of the main single-family residential dwelling on the same lot, or one thousand (1,000) gross square feet, whichever is less. All other Accessory Dwelling Units constructed on the same lot shall be five hundred (500) gross square feet or less in size.
- 3. *Occupancy.*
 - a. The cumulative occupancy of the main single-family residential dwelling in combination with any Accessory Dwelling Units on the same single-family residential lot shall not exceed six (6) adults. A familial, marital, employment, or other preexisting relationship between the owner or occupant of the main single-family residential dwelling and the occupant of an Accessory Dwelling Unit located on the same lot is not required.
- 4. *Building height.*
 - a. No Accessory Dwelling Unit shall exceed the building height permitted in the zoning district for which the Accessory Dwelling Unit is located.
- 5. *Building setbacks.*
 - a. Attached Accessory Dwelling Unit.
 - i. The building setbacks for an Attached Accessory Dwelling Unit shall be that which apply to a main single-family residential dwelling of the zoning district for which the Attached Accessory Dwelling Unit is located.
 - b. Detached Accessory Dwelling Unit or Restricted-Affordable Detached Accessory Dwelling Unit.
 - i. A Detached Accessory Dwelling Unit or Restricted-Affordable Detached Accessory Dwelling Unit shall not be permitted in a required front yard, including the front yard on the longer street frontage of a corner lot.
 - ii. A Detached Accessory Dwelling Unit or Restricted-Affordable Detached Accessory Dwelling Unit shall not be permitted in a required side yard.
 - iii. A Detached Accessory Dwelling Unit or Restricted-Affordable Detached Accessory Dwelling Unit that is located within a rear yard may be constructed five (5) feet from a side or rear property line.
- 6. *Distance between buildings.*

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- a. There shall not be less than ten (10) feet between an Accessory Dwelling Unit and the main single-family residential dwelling on the same lot, or between an Accessory Dwelling Unit and another Accessory Dwelling Unit on the same lot.
7. *Private outdoor living space.*
- a. Each Accessory Dwelling Unit shall provide private outdoor living space located adjacent to the Accessory Dwelling Unit.
 - b. Each private outdoor living space shall be at least five (5) feet deep and fifty (50) square feet in area.
8. *Parking.*
- a. The addition of an Accessory Dwelling Unit to a single-family residential lot shall not reduce or eliminate any required parking for the main single-family residential dwelling on the lot. The minimum parking requirements for the main single-family residential dwelling on the lot shall be provided at all times. If an Accessory Dwelling Unit removes or modifies existing required vehicle parking spaces for the main single-family residential dwelling on the lot, the minimum required parking spaces for the main single-family residential dwelling on the lot shall be replaced on the same lot in a location approved by the Zoning Administrator or designee.
9. *Access.*
- a. Each Accessory Dwelling Unit shall provide a separate exterior entrance from that serving the main single-family residential dwelling on the same lot.
 - b. The path of ingress and egress travel from an Accessory Dwelling Unit to the main street frontage of the lot, or to a yard that opens to the main street frontage of the lot, shall be independent of, and not pass through, the main single-family residential dwelling.
10. *Addressing.*
- a. Each Accessory Dwelling Unit shall provide a unique address that follows the City's addressing requirements, policies, and assignment process. The address of an Accessory Dwelling Unit shall be placed near the primary entrance of the Accessory Dwelling Unit, clearly visible from the main street frontage of the lot, and meet the requirements of Sec. 8.401.

4-TA-2024#2 – ADU

Citizen Involvement Report

Introduction

In response to new Arizona Laws passed by the state legislature in the Spring of 2025, Scottsdale Planning Commission initiated the following text amendment at their regular meeting on July 9, 2025, in order to comply with State Law:

- 4-TA-2024#2, Accessory Dwelling Unit (ADU) Text Amendment. Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of addressing HB2928.

Consequently, as required by the city's Zoning Code, staff conducted two open houses where the public was invited to review, and provide public comment on, these amendments.

Summary of Open Houses

Two open house events were held to discuss the proposed changes to the Zoning Code. Both events were advertised through an 1/8-page ad in the *Arizona Republic* newspaper, the *Scottsdale P & Z Link* e-newsletter, and postcards sent to the City's interested parties list.

Residents and stakeholders were encouraged to review case information online, which includes:

- An informative video about the City's efforts
- Review of the Chaptered Version of the State Law
- The city's draft Zoning Code amendment
- An option to submit public comments
- Planning Commission and City Council hearing schedules

The first open house took place on Monday, August 11, 2025, at One Civic Center – Community Design Conference Rooms 1 & 2 from 11:00 am – 12:30 pm, and the second on Thursday, August 14, 2025, at McCormick Ranch Park Community Center from 5:00 pm – 6:30 pm. A total of 20 people attended (1-twice) the in-person sessions. As of the writing of this report, online viewership of the informative video has had 385 views.

The same material was presented at both sessions (Attachment 1), covering:

- Requirements of the new State bill,
- How the proposed Zoning Code amendment addresses the changes, and

- Efforts by the City of Scottsdale to mitigate any potential adverse impacts

Overall, attendees expressed opposition to the proposed amendment. Many noted that removing the Traffic Pattern Airspace exclusion would negatively affect their neighborhoods, particularly in areas without homeowners' associations. One attendee expressed interest in constructing an ADU. No written comments were received.

Enclosures:

1. 4-TA-2024#2 Information Boards Presented at Open House
2. Open House Sign-in Sheets



Accessory Dwelling Units (ADU) Zoning Code Amendment

State Law Requirements & City Compliance

HB2928 | 4-TA-2024#2

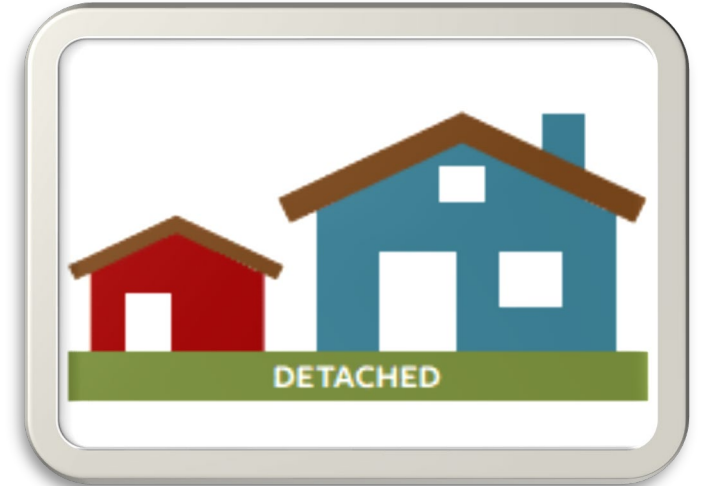
What is an Accessory Dwelling Unit (ADU)?

Attachment 4



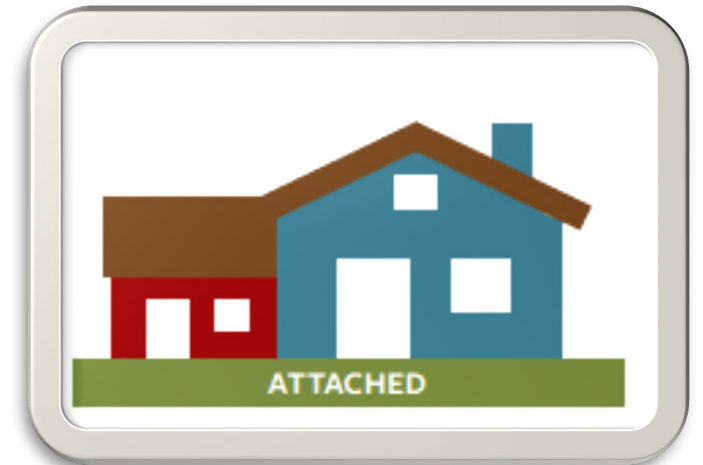
An ADU:

- Is a subordinate, self-contained dwelling unit that is on the same lot as a main single-family residential dwelling
- Is designed for living purposes, and includes its own sleeping facilities, kitchen facilities, and sanitary facilities
- Can be attached or detached from the single-family dwelling



ADUs come in many shapes/styles – most common:

- A self-contained living unit built as a detached structure, separate from the single-family home
- A self-contained living unit built as an attached extension off the single-family home (ex. either on the ground floor or 2nd level addition)





What is the Difference Between a ADU & Guest House in Scottsdale?

ADU in Scottsdale



- **Maximum can be 75% of the size of main house or max of 1,000 square feet, whichever is less.**
 - Example: an 1,800 square foot home may have an ADU that is 1,000 sq.ft. maximum (75% = 1,350 sq.ft.)
- **Must** contain kitchen facilities
- **Can** be rented separately from the main house

Guest House in Scottsdale



- **Maximum can be ½ size of main house**
 - Example: a 3,000 square foot home may have a guest house that is 1,500 sq.ft. maximum
- **Cannot** be rented separately from main house



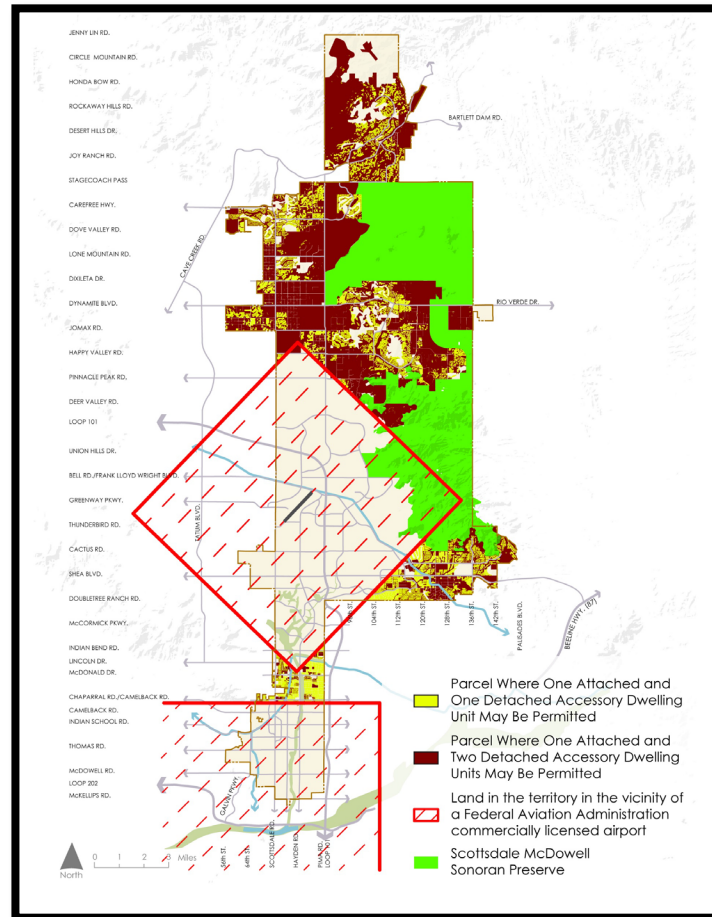
Background

- State of Arizona grants cities and towns with local authority the ability to set zoning/land use regulations subject to State Law
- HB2720 (2024) was passed by the State Legislature to allow for the development of accessory dwelling units on single family properties with certain exclusions, such as “Land that is in the territory in the vicinity of a federal aviation administration commercially licensed airport”
- HB2928 (2025) was passed by the State Legislature to clarify certain exclusions, specifically, those related to airports are limited to areas with specific noise impact
- The City must comply with State Law

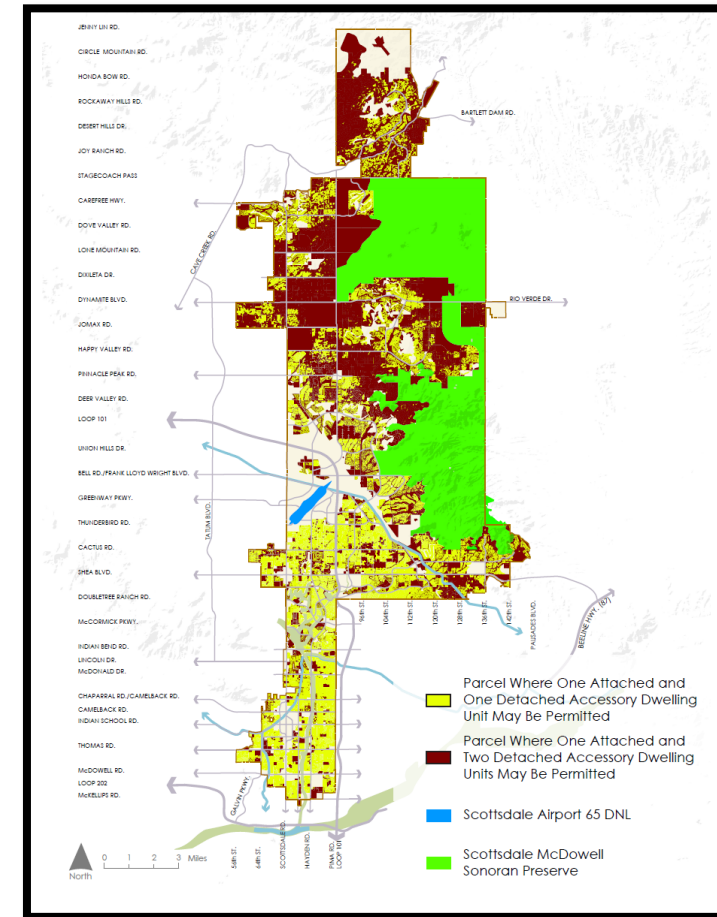


How does this differ from 2024?

HB 2720 (2024)



HB 2928 (2025)





What Does State Law Dictate to the City?

The City MUST:

- Allow **one attached** and **one detached** ADU per single-family property
- Allow a **third detached** ADU for parcels that are 1 acre in size or greater, if at least 1 of the ADUs is an affordable housing unit
- Allow the size of an ADU to be 75% of the gross floor area of the single-family home or up to a maximum 1,000 sq. ft. - whichever is less

The City CANNOT:

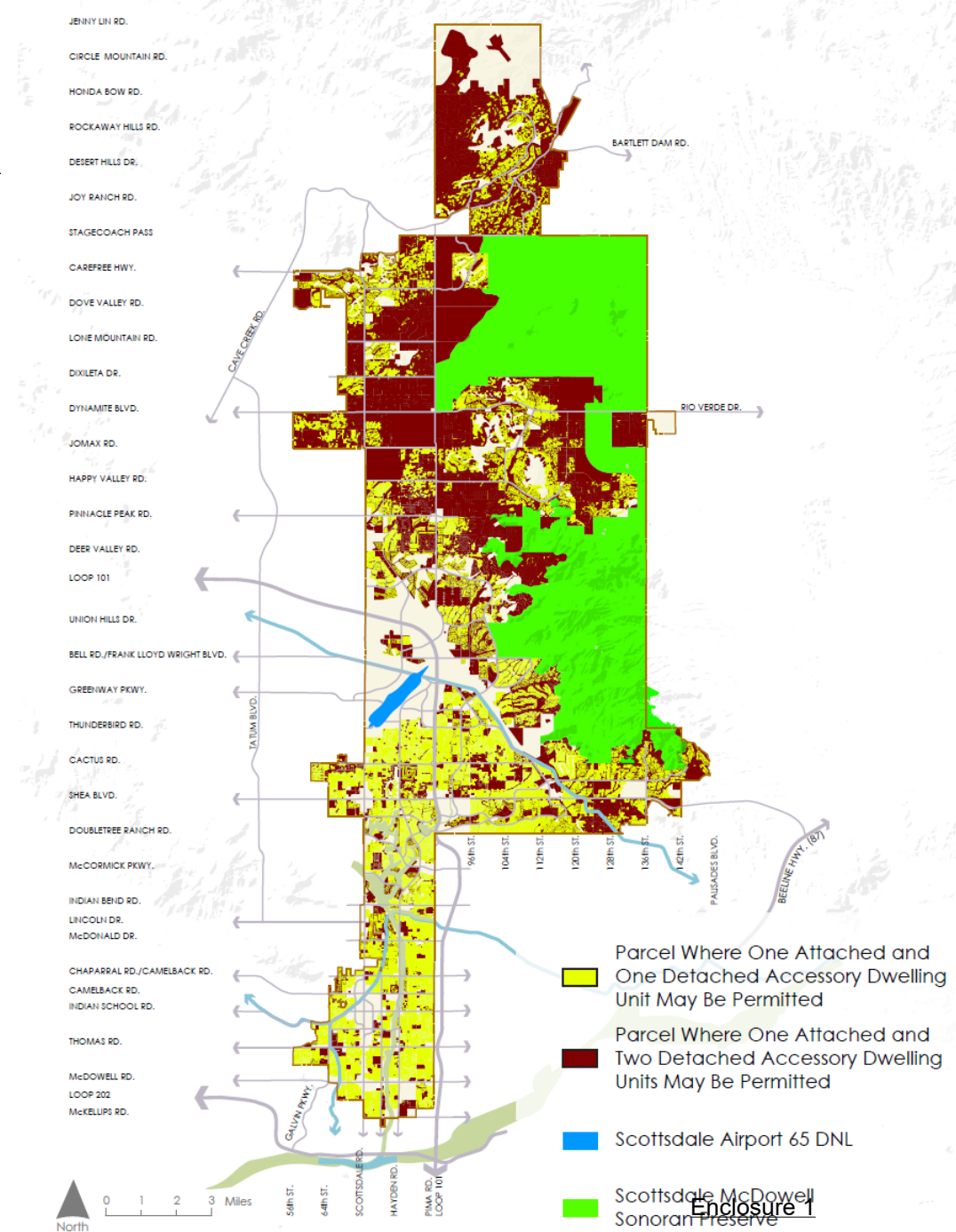
- Prohibit the short- or long-term lease of an ADU
- Require familial relationship between the owner of the main home & ADU occupant(s)
- Require on site parking for an ADU (or fees in lieu of parking)
- Require an ADU to have an exterior design like that of the single-family home
- Require more than 5 feet of distance from the rear or side of the ADU to the property line
- Require improvements to the public street as a condition of allowing the ADU
- Require permits, licenses or conditions between private parties for use of the ADU
- Require an ADU to contain a fire sprinkler system

What is the City Proposing?

- HOA neighborhoods can privately restrict
- Require an owner of an ADU that is used as vacation or short-term rental after September 14, 2024 to reside on property
- Restrict size of multiple ADUs
- Ensure sufficient water supply and sewer capacity



Scan, snap, save, and share





Next Steps | 4-TA-2024#2: Accessory Dwelling Unit

Public outreach and open houses

When: Monday, August 11, 2025
Time: 11:00 AM to 12:30 PM
Location: One Civic Center
Community Dev. Conf. Rooms 1 & 2
7447 East Indian School Road STE 105
Scottsdale, AZ 85251

When: Thursday, August 14, 2025
Time: 5:00 PM to 6:30 PM
Location: Mountain View Community Center
8625 E. Mountain View Road
Scottsdale, AZ 85258

Planning Commission

- Recommendation hearing (August 27, 2025)

City Council

- Action Hearing (Tentatively October 7, 2025)

New provisions must be adopted no later than December 31, 2025

Want more information?

Follow the QR Codes to:

- *Review the full versions of the State law and the city's proposed draft Zoning Code amendment*
 - *HB2928 = 4-TA-2024#2*
- *Provide public comment*
- *Stay up-to-date on the public hearing schedule for Planning Commission and City Council*

Accessory Dwelling Units



Scan, snap, save, and share



Attachment 4

ADU Text Amendment 4-TA-2024#2

Open House Sign-In Sheets for August 11th, 2025

Name	Warren Pfeffer	Address	
Phone	609-233-9299	E-mail	
Name	Karen McDevine	Address	
Phone	(402) 618-9660	E-mail	
Name	Mariann McAller	Address	City of Scottsdale
Phone	480-266-3296	E-mail	
Name	Lisa Collins	Address	7844 E. Sandalwood Dr. 85250
Phone	480-231-8791	E-mail	lcollins3@cox.net
Name	Mike Bergfeldt	Address	
Phone	Bob Intemann	E-mail	rintemann@centurylink.net
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	

Please note that the City of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.

Enclosure 2



Attachment 4

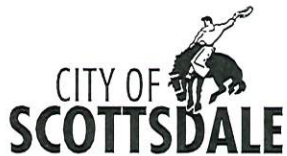
ADU Text Amendment 4-TA-2024#2

Open House Sign-In Sheets for August 11th, 2025

Name	Jeffrey	Address	
Phone	480 406-3616	E-mail	jeffreysadow14@gmail.com
Name	James	Address	
Phone	480-276-5203	E-mail	
Name	JOE MCGUIRE	Address	
Phone	(402) 669-7160	E-mail	
Name	Kathy Littlefield	Address	
Phone	602-568-5248	E-mail	
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	

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Enclosure 2



Attachment 4

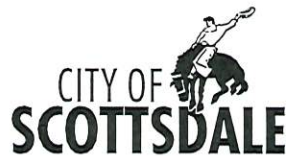
ADU Text Amendment 4-TA-2024#2

Open House Sign-In Sheets for August 14, 2025

Name	GORDANA KOVAC DORDEVIC	Address	
Phone	508-284-2521	E-mail	gordanekovac2009@yahoo.com
Name	LINDA RIZZO	Address	9324 E. WOOD DE SCOTTSDALE 85268
Phone	480-766-6606	E-mail	LRIZZOMAIL@AOL.COM
Name	Warren Pfetfer	Address	
Phone	609-233-9299	E-mail	
Name	Rose Smith	Address	8708 E. San Victor
Phone	480-283-7161	E-mail	Rosefinosmith@gmail
Name	Harley Weitenhagen	Address	15076 E. Terra DR Scottsdale 85258
Phone	515-988-8761	E-mail	deane.fleetwood.cres.com.
Name	Lummi Kately	Address	on record
Phone	602 717 3886	E-mail	COGS
Name	Berry Graham	Address	ON FILE
Phone	ON FILE	E-mail	ON FILE

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Enclosure 2



Attachment 4

ADU Text Amendment 4-TA-2024#2

Open House Sign-In Sheets for August 14, 2025

Name	KEITH DAHL	Address	10368 E SAHUARO DR SCOTTSDALE
Phone	310 283 4208	E-mail	Keithwdahl@gmail.com
Name	Susan + Chuck Wood	Address	
Phone	480 540-4648	E-mail	samw1222@aol.com
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	
Name		Address	
Phone		E-mail	

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Enclosure 2



Attachment 4

ADU Text Amendment 4-TA-2024#2

Open House Sign-In Sheets for August 14, 2025

Name <u>Barney Gonzalez</u>	Address
Phone	E-mail <u>706eying@gmail.com</u>
Name	Address
Phone	E-mail
Name	Address
Phone	E-mail
Name	Address
Phone	E-mail
Name	Address
Phone	E-mail
Name	Address
Phone	E-mail
Name	Address
Phone	E-mail

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Enclosure 2

From: [Lee Cooley](#)
To: [Carr, Brad](#)
Subject: Open Houses for ACCESSORY DWELLING UNIT (ADU) TEXT AMENDMENT
Date: Friday, August 8, 2025 6:19:43 AM

External Email: Please use caution if opening links or attachments!

Brad,

I will be traveling August 11-14 and unable to attend either open house about ADUs.

However, I would like to voice a concern that I have about the impact HB2720/2928 can have on Scottsdale's reputation when it comes to fire safety.

The bill/s' suggestion that "a municipality may not require an accessory dwelling unit to comply with a commercial building code or contain a fire sprinkler" is irresponsible.

SFD Chief Shannon may have more recent statistics, but the [Home Fire Sprinkler Coalition \(HFSC\) Scottsdale report](#) shows that during the first 15 years of our city's sprinkler ordinance, there were 598 house fires — 49 in single-family homes with fire sprinkler systems and:

- > There were NO deaths reported in the sprinklered homes,
- > The average fire loss per 'sprinklered' incident was more than 20 times less expensive (\$2.2K vs \$45K), and
- > Sprinklers discharged 12% less water per fire than firefighter hoses resulting in significantly less water damage.

Anyone who thinks sprinklers are too expensive should know that the HFSC reports "on a national average, (sprinklers) add only \$1.35 per fire sprinklered square foot ... in Scottsdale, the average cost is less that \$0.80 per square foot."

If an ADU measures 800 square feet, it would only add \$640 to include sprinklers, which can be plumbed off of any shower system. This is a small price to pay to save one life or home, if not more.

Below is a YouTube link. The video compares sprinklered and un-sprinklered house fire demos <https://youtu.be/JGIICiX2CNI>.

Perhaps a representative from the city could share this information with legislators.

Thank you,

Lee Cooley
10142 E Floriade Dr
Scottsdale AZ 85260