

MEMORANDUM

TO: Tempe Historic Preservation Commission
FROM: Zachary J. Lechner, Historic Preservation Office, x8870
DATE: September 11, 2024
SUBJECT: Accessory Dwelling Unit (ADU) Ordinance Update
ITEM #: 6



PURPOSE:

The purpose of this agenda item is to provide the Commission with an update on the City of Tempe's Accessory Dwelling Unit (ADU) ordinance drafting process and to solicit feedback on proposed historic preservation language in the City's forthcoming FAQ user guide for ADUs.

RECOMMENDATION OR DIRECTION REQUESTED:

Feedback from Commission

BACKGROUND INFORMATION:

The City of Tempe, in compliance with the State's recent adoption of H.B. 2720, which sets statewide standards for accessory dwelling units (ADU) in Arizona municipalities, has created a [revised draft ordinance](#) amending the City's Zoning and Development Code. After staff completed the draft ordinance, the document was made available online for public comment.

For the FAQ user guide that will accompany the ordinance, once approved by City Council, the Historic Preservation Officer drafted the language provided in the section below related to ADUs on Historic-designated parcels. The goal of these guidelines is to expedite the review of applications for ADUs on Historic-designated parcels by establishing a set of historic preservation-minded standards that align with the definition of "minor work" that the [HPC determined](#) in 2010 as eligible for a Certificate of No Effect.

Draft FAQ User Guide Language:

A proposed ADU that 1.) sits entirely behind the historic home and is not visible from the street; 2.) has a lower roof line than the historic house; 3.) meets the ADU square footage or footprint percentage standard established by the City, and 4.) utilizes a design, connection to the historic building, paint color, and building materials (subject to Historic Preservation Officer's review and approval, based on compatibility with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*) shall be considered, per City Code Ch. 14A-6, "work obviously minor in nature" and, therefore, eligible for a Certificate of No Effect issued by the Historic Preservation Officer. Applicants to build ADUs that do not meet all of the above provisions must request and receive a Certificate of Appropriateness from the Historic Preservation Commission, per City Code Ch. 14A-6.