

Are You Dreaming of a Guest House?

Starting November 6, 2023, owners of detached single family homes in the City of Phoenix can build backyard units with electricity and full kitchens and baths.



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Details on Ordinance Z-TA-5-23-Y:

- One ADU per single-family detached lot may be constructed.
- A detached ADU may be located within the required rear yard and may not exceed 15 feet in height unless use permit approval is granted.
- An attached ADU may project into the rear yard if the same side yard setbacks as the primary dwelling unit are maintained, and a maximum height of 15 feet is provided.
- An attached ADU which meets all required standard setbacks may be constructed to the full height permitted by the zoning district.
- An ADU must comply with lot coverage requirements for the lot, though most have been increased.
- For up to lots 10,000 square feet in area, the maximum size of the ADU is 1,000 square feet.
- 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, whichever is less.
- But in no case may an ADU exceed 75% of the gross floor area of the primary dwelling unit.



Contact us to start your dream build!
pjh-construction.com or 623-934-2424