

ADU (Accessory Dwelling Unit)

Community Development Department (928) 282-1154

Announcement:

[View Proposed Amendments to the ADU Regulations](#) (January 13, 2016). Amendments to the Sedona Land Development Code Article 9, Section 918, Accessory Dwelling Units (ADU) are proposed to add clarity in the regulations and remove perceived impediments to the establishment of long-term rental accessory dwelling units.

In 2010 City Council adopted an ordinance allowing for the long-term rental of Accessory Dwelling Units (ADUs): [Accessory Dwelling Unit Ordinance](#). The purpose of the City of Sedona Accessory Dwelling Unit (ADU) Program is to:

- Utilize existing housing stock while preserving the appearance and character of single-family neighborhoods.
- Provide additional affordable options for long-term rental housing.
- Provide a broader range of more affordable housing.
- Provide a mix of housing that responds to changing family needs and smaller households.
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods and obtain extra income, security, companionship and services.
- Encourage a more economic and energy-efficient use of Sedona's housing supply.
- To maintain consistency with City of Sedona growth policies as recommended in the Sedona Community Plan.

What is an ADU?

An ADU is a complete independent residential living space that can be created within, attached to or detached from a single-family home. An ADU include provisions for living, sleeping, eating, cooking and sanitation. An ADU can provide supplementary housing that can be integrated into existing single-family neighborhoods to provide a typically lower priced housing alternative.



The construction of an ADU provides an opportunity to increase the amount of affordable rental housing in the community while providing homeowners with a chance to supplement mortgage payments, thus making their own housing more affordable. At the present time, Sedona is one of the least affordable cities in Arizona in terms of housing.

The ADU program is designed to encourage development of small-scale neighborhood compatible housing and to discourage the creation of poorly constructed illegal ADUs. At the same time, construction of ADUs promotes infill development and sustainable land use patterns, resulting in transportation patterns which in turn help to reduce air pollution.

ADU Ordinance

The City's ADU ordinance regulates the development of ADUs. In Sedona, ADUs are allowed only on single-family residentially zoned lots and must meet all zoning requirements including setback, height and parking standards and building safety regulations.

How do I create an ADU?

A building permit is required to create an ADU. If you are considering the creation of an ADU on your property, you must submit an ADU Building Permit Application for consideration. Visit the Community & Economic Development Department for more information about ADU requirements, the ADU application submittal process, the permit process and to determine the specific regulations applicable to your property (e.g. setbacks, lot coverage).

Once you complete the ADU permit application and return it to the Community & Economic Development Department, staff will review the application to determine if the proposed ADU conforms to the requirements of the ADU ordinance and all applicable zoning regulations and building codes.

If the proposed ADU meets all requirements and the ADU application is approved, you will be issued an ADU building permit. A signed and notarized Conditions of Approval agreement is also required and will be recorded with the county in which your property is located.

Methods to create an ADU

An ADU may be created through the following methods:

- Converting an existing structure
- Adding floor area
- Constructing a detached ADU on a parcel with an existing single-family home
- Constructing a new single-family home with an internal, attached or detached ADU

What are the ADU requirements?

The ADU ordinance provides specific regulations concerning the construction and use of an ADU. The following highlights some of the more significant ADU requirements.

- Only one ADU is allowed per lot in single-family residential zoning districts. The ADU must be located on the same parcel as the primary dwelling unit.
- Mobile homes, travel trailers and recreational vehicles cannot be used as a detached ADU.
- ADUs cannot be rented for less than 90 days and cannot be used as short-term vacation rentals or for bed and breakfast purposes.
- The property owner must live in either the primary dwelling unit or the ADU for at least six months in a calendar year.
- ADUs are required to meet all development, zoning, and building requirements including building, electrical, fire, mechanical and plumbing requirements.
- The primary dwelling unit and the ADU cannot exceed the maximum lot coverage or encroach in the setbacks for the property as regulated in the applicable single-family residential zoning district of the Sedona Land Development Code.
- ADUs must be designed so that the appearance remains that of a single-family residence.
- ADUs must be designed to preserve or complement the architectural design, style and appearance of the primary dwelling unit.
- ADU's may have up to two bedrooms. ADUs are also restricted to a minimum and maximum size based on the total square footage of the primary dwelling unit.
- ADUs are restricted to at least one, but no more than two on-site parking spaces.
- ADU's on septic systems require County approval prior to approving and issuing an ADU permit.
- The property owner is required to agree to and sign a Conditions of Approval agreement identifying specific standards and restrictions related to the creation and use of an ADU.

Important things to consider prior to pursuing an ADU permit

The following are important considerations a property owner should investigate prior to deciding to create

an ADU:

- Homeowner Association Covenants, Conditions, and Restrictions (CC&Rs): CC&Rs may not allow a property to create an ADU or have other restrictions that may apply. If the property is located in an area with a homeowners association (HOA), it is highly recommended that a property owner check with the HOA to determine if there are any applicable restrictions that may affect the creation of an ADU.
- Fire District sprinkler requirements: ADUs may be required to be fire protected through the installation of approved automatic residential fire sprinkler system. It is highly recommended that a property owner check with the Sedona Fire District to determine fire protection needs.
- Property Infrastructure: Utilities on a property may not be sized adequately to handle an additional dwelling unit. It is highly recommended that a property owner check with the various utility agencies (natural gas, electricity, water, sewer) to better understand utility requirements and options. Calculations will be required to show that the existing electrical service, gas service, and water supply can handle the additional load. Also, if not on the City's sewer system, County approval is necessary to show that the existing septic system can handle the additional load. For those properties on the City's sewer system using ejector pumps, larger capacity pumps and piping may be required depending on the manufacturers ratings.

Who may live in an ADU?

The total number of people who live on a property, including the primary dwelling unit and the ADU, cannot exceed the definition of "family" as described in the Land Development Code. Family means no more than a total of four unrelated adults or an unlimited number of related adults.

What is the owner occupancy requirement?

Property owners of a primary dwelling unit that has an ADU **must occupy one of the two dwelling units for at least six months in each calendar year**. Owner occupancy is acknowledged with the ADU Application and recorded Conditions of Approval agreement. The goal of owner occupancy requirement is to ensure monitoring and maintenance of both units by the property owner.

What happens when a home with an ADU is sold?

The new purchaser of a home with a legally established ADU must sign a new Conditions of Approval agreement and submit it to the Community & Economic Development Department for recording with the county. If the new property owner chooses not to occupy either the primary dwelling unit or the ADU, he/she will have to discontinue use of the ADU and remove the features that make it a separate dwelling unit, such as the stove. The City will record with the county that property does not allow for the use of an ADU.

I have an existing ADU, how do I determine if it meets the ADU requirements?

If you are interested in registering an existing ADU with the City and are not sure if it meets applicable ADU requirements, it is recommended that you set up an appointment with the Community & Economic Development Department Director to discuss your ADU. The Director has some discretionary authority to modify or waive ADU requirements if necessary due to special circumstances applicable to the property or structure, including size, shape, topography, location and surroundings.

How do Homeowner Association CC&Rs affect ADUs?

The City of Sedona does not review nor enforce private Covenants, Conditions, and Restrictions (CC&Rs). The property owner is advised to consult property documents for any deed restrictions. CC&Rs may apply and restrict a property owner's ability to construct an ADU. It is the responsibility of the property owner to determine if there are any CC&Rs that may apply to and/or restrict an ADU. The City is not liable for any action that a property owner takes in contradiction to applicable neighborhood covenants.

How will ADUs be enforced?

Enforcement of the ADU ordinance will follow the same process as applied to any other City code. Staff will investigate all complaints received regarding a possible violation in accordance with all applicable procedures, remedies and enforcement actions. Additionally, and as part of the approval process, the property owner agrees to periodic inspections of the ADU and/or the primary dwelling unit to ensure on-going compliance with the ADU requirements.

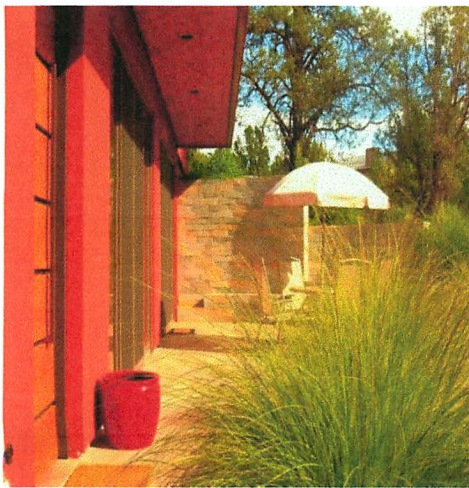
ADU Example

Accessory Dwelling Unit (ADU) Ordinance - Photos

On January 12, 2010, Council approved an ordinance allowing for the long-term rental of ADUs. This ordinance became effective on February 11, 2010 and remains in effect until 88 new ADUs are created or until February 11, 2015, whichever comes first. At that time the ADU ordinance will conclude until reviewed and the Planning and Zoning Commission and City Council takes further action.

As of August 11, 2010, the City has received five ADU applications. Four have been approved; one application is out for corrections.

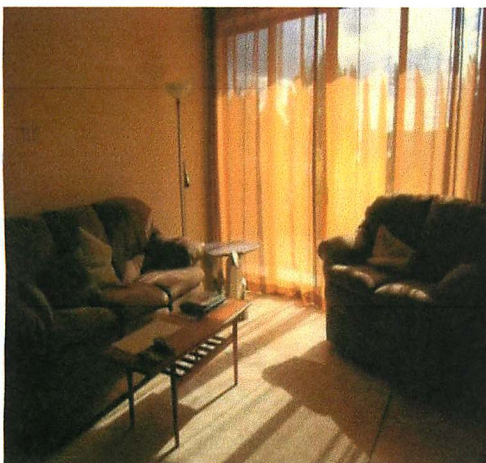
The following photos showcase one of the ADU applications approved. This ADU is an one-bedroom unit just under 800 square feet and is located within a contemporary 3,081 sq. ft. home. The house and ADU were designed to promote energy efficiency and uses renewable materials as a commitment to sustainability.



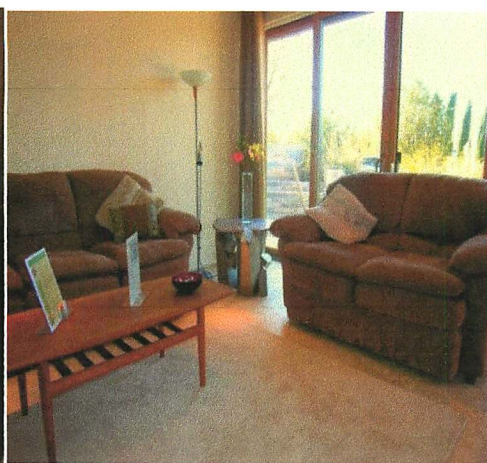
Approved ADU - Exterior View



Approved ADU - Exterior View



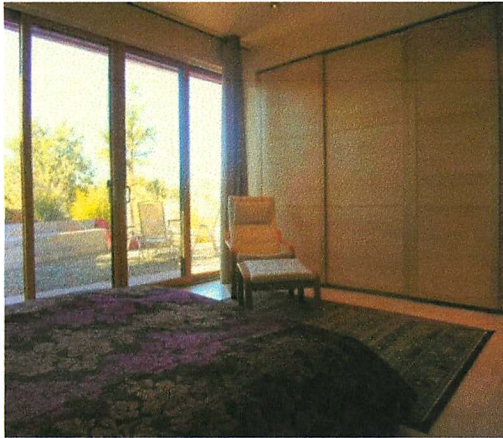
Approved ADU - Living Room



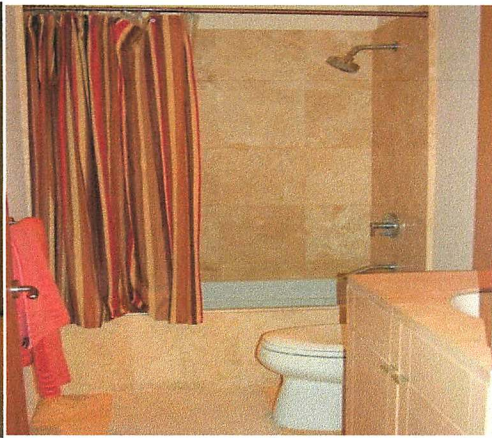
Approved ADU - Living Room



Approved ADU - Living Room and Kitchen Approved ADU - Kitchen



Approved ADU - Bedroom View



Approved ADU - Bathroom View