



# Proposed City Code Text Amendments to Facilitate Alternative & Affordable Housing

Open House  
July 10, 2024



# Various Code Changes

## City Proposed Changes:

- Encourage construction of Accessory Dwelling Units (ADUs)
- Allowing placement of manufactured homes on individual lots for ownership in certain neighborhoods
- Modify zoning regulations to facilitate the development of smaller infill lots



# Accessory Dwelling Units

## What is an Accessory Dwelling Unit?

- An Accessory Dwelling Unit (ADU) is an independent housing unit with its own KITCHEN, bathroom, living and sleeping space.
- These units are typically smaller in size to the primary residence

## Also known as:

- Casita
- Mother-in-law unit
- Granny Flat
- Backyard Cottage
- Carriage House

## Types of ADUs:

- Detached
- Attached



# Why ADUs – Goals

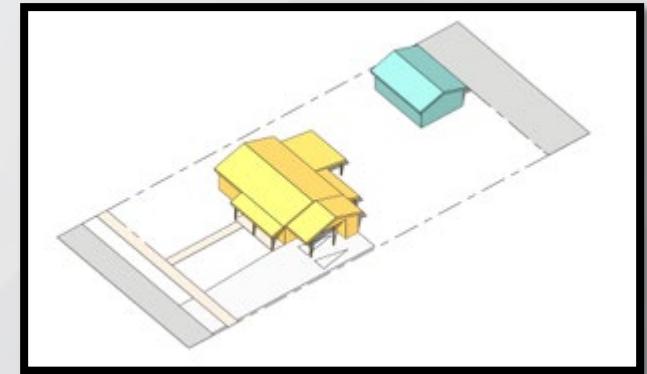
- To provide an alternative supply of affordable housing
- Typical residents may be seniors and young adults
- Support for multi-generational living
- Provides supplemental income to homeowners
- Allows for diverse and flexible housing options within a neighborhood and promotes mixed-income communities
- Permit a housing style that already exists in the community – provide a legal avenue for upgrades



# Accessory Dwelling Units – Draft Proposal

In residential zoning districts allow attached and or detached accessory dwelling units (ADUs):

- One additional detached, or attached, accessory dwelling unit as a permitted use within UR, RR, SH, R-1, R-1A, R-2, and R-4
- \*An ADU is limited to 75% of the Gross Floor Area of the Single-Family dwelling or 1,000 sq ft, whichever is less
- Setbacks:
  - Cannot be located within a front or corner side yard setback
  - \*Side yard setback – 5' or the side setback in the zoning district, whichever is less
  - \*Rear yard setback – 5'
- ADU cannot occupy more than 25% of the required rear yard setback
- Must meet building code
  - City of Casa Grande has adopted the Tiny Homes Building Code



*\*Complies with House Bill 2720 on Accessory Dwelling Units*

# Manufactured Homes in Residential Zoning Districts

- **Manufactured Home:**

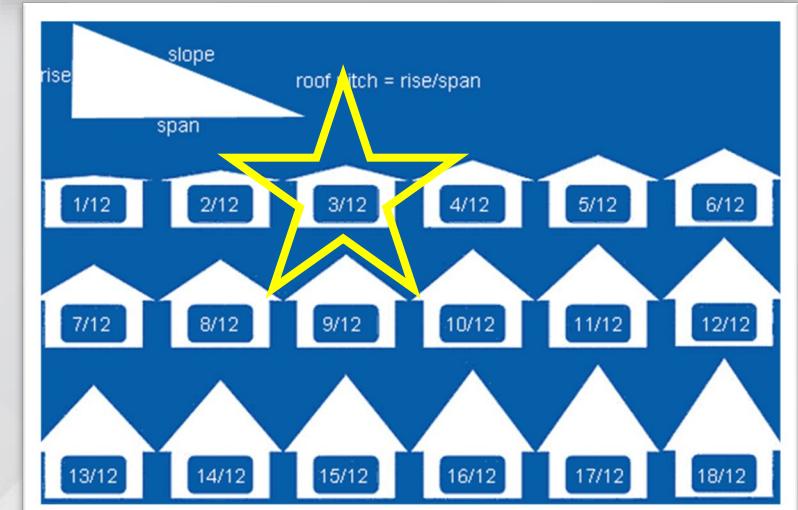
“A factory-assembled structure equipped with the necessary service connections and made to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit(s) without a permanent foundation, whether or not the running gear has been removed. Has an insignia verifying that it complies with HUD construction standards.”

- Under the current code only allowed in R-4
- Prior to 1999 allowed in certain subdivisions with a Conditional Use Permit (CUP)
- Proposing to go to Back to the Future – Re-institute previous policy, allow in certain neighborhoods that are zoned R-1 with a CUP
- Foundation that meets building code requirements
- Design elements that reflect typical “stick built” home construction such as:
  - Front Porches, Carports, Pitched Roofs, etc.

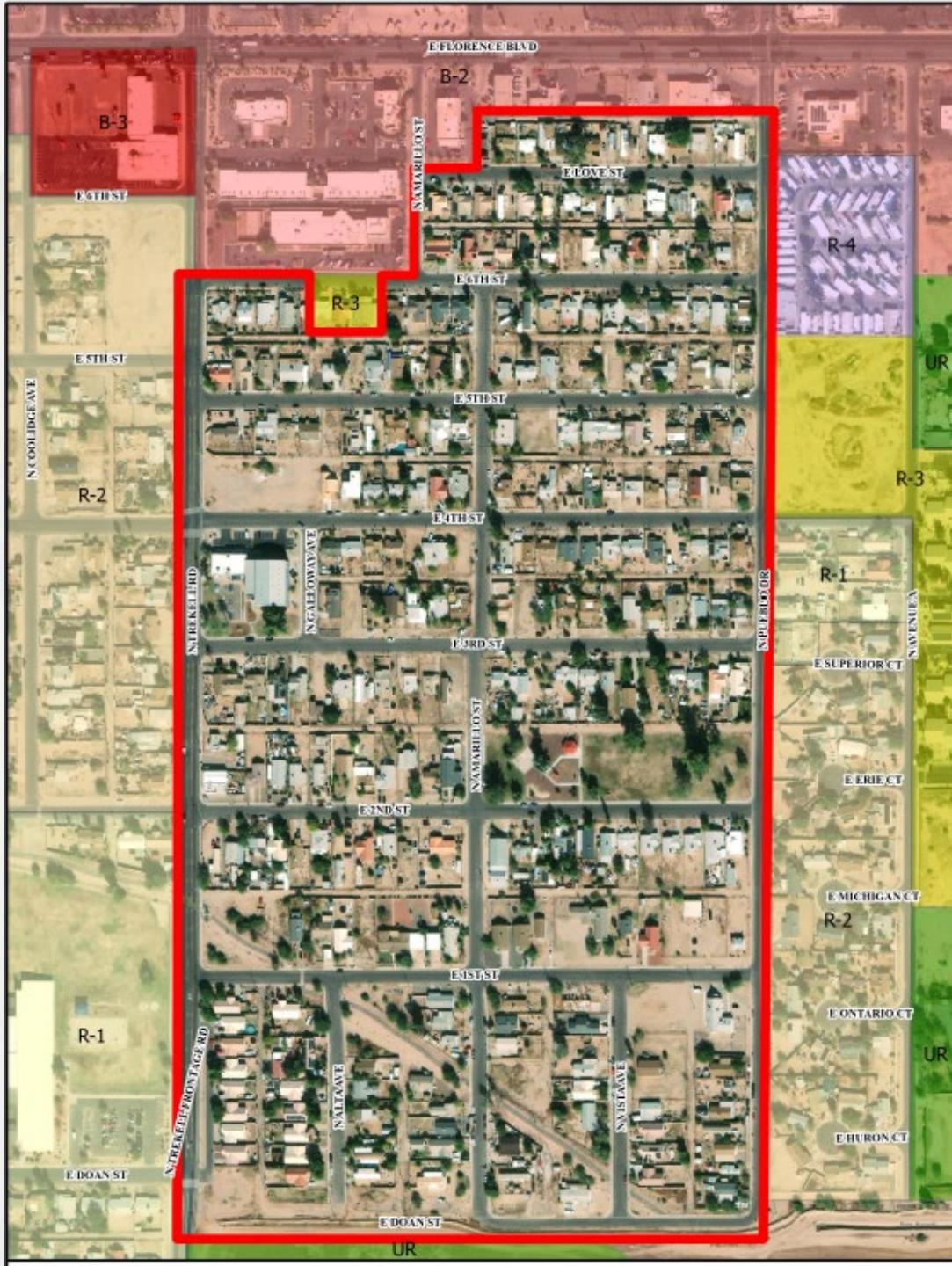


# Manufactured Homes Design Standards

- Must be on a permanent foundation
  - Site-built and constructed of durable materials such as concrete, treated wood or mortared masonry
- Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material.
- The exposed roof pitch shall be at a minimum of 3/12 and must be covered with shingles, tile or metal, excluding aluminum.
- A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building.
- Permanent access to the porch or recessed entry should be constructed with materials and colors compatible with the dwelling unit.



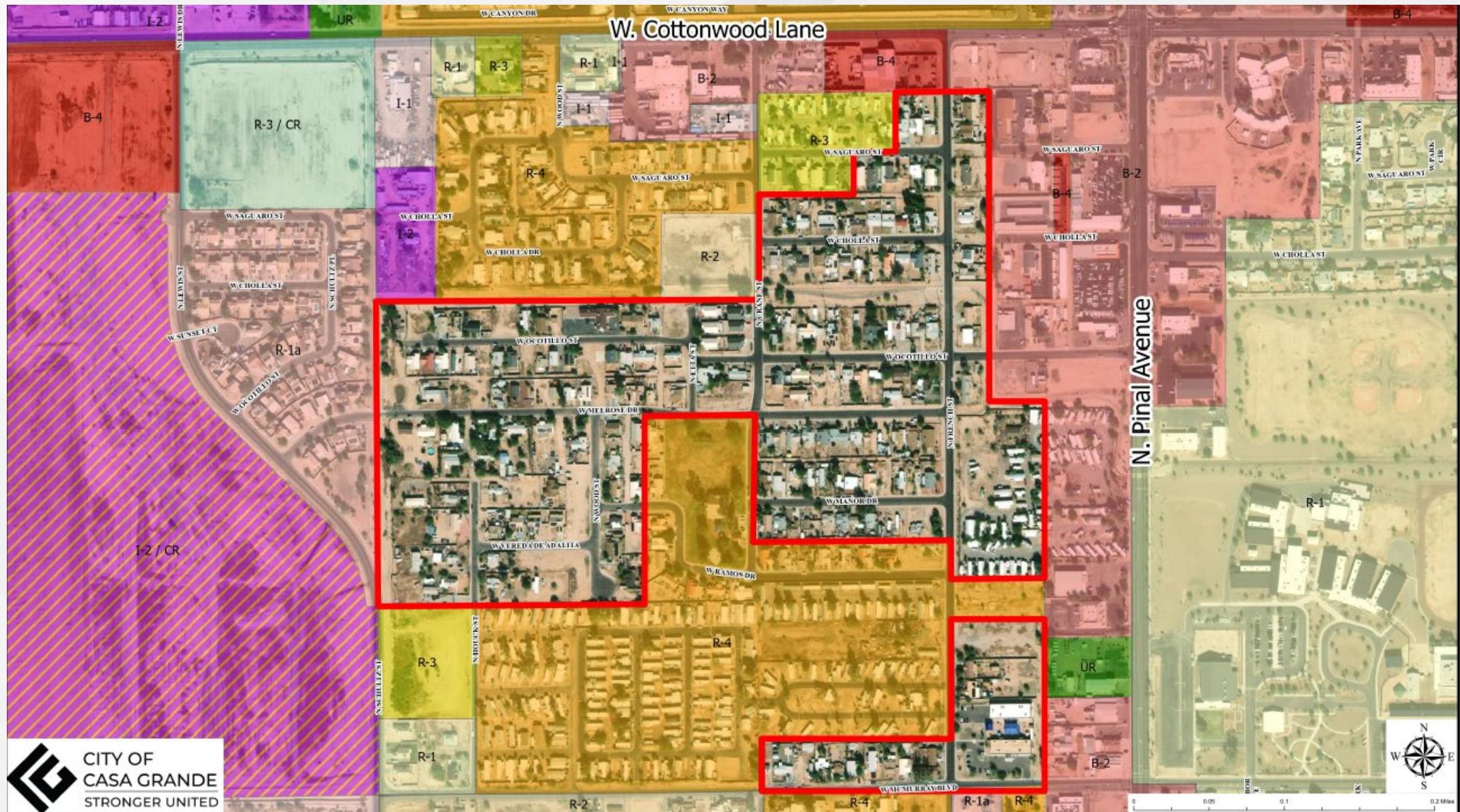
Proposed Neighborhood to allow  
Manufactured Homes with a  
Conditional Use Permit



*Area south of Florence Blvd, between Trekell Rd  
and Pueblo Dr.*



## Proposed Neighborhood to allow Manufactured Homes with a Conditional Use Permit



*Areas west of Pinal Ave, south of Cottonwood Ln and north of McMurray Blvd*

# Modular Homes in Residential Zoning Districts

- **Modular or Sectional Home:**
  - “A dwelling unit mass-produced in a factory, designed and constructed for transportation to a site. Designed for connection to the required utilities and to be anchored to a permanent foundation.”
- Allowed in all residential zone districts if complies with building code requirements

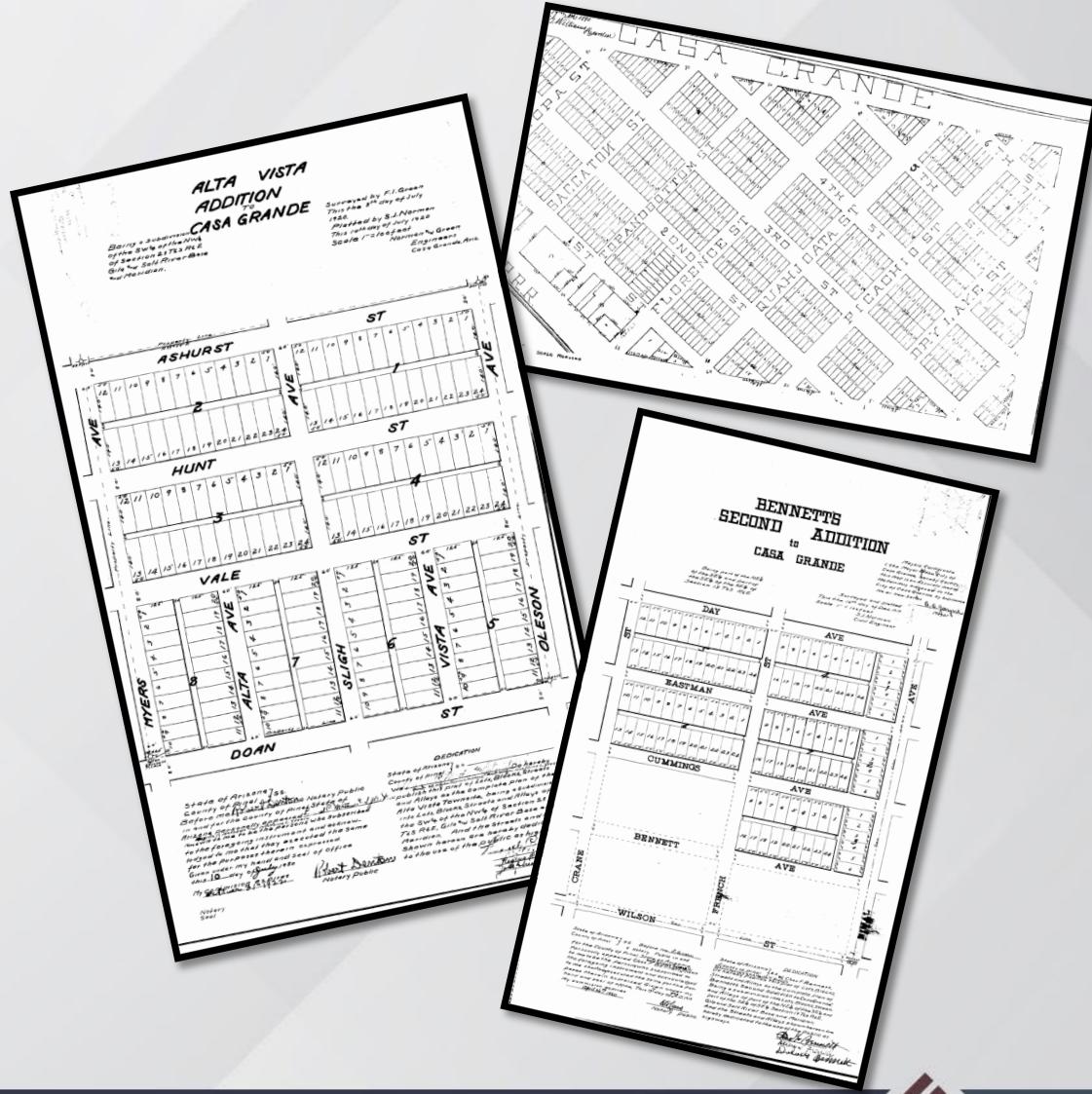


# Proposed Infill Development Changes

## Lot of Record, Nonconforming

“A lot, or parcel, legally existing as of the date on which this ordinance was adopted, which does not meet the applicable lot area, lot depth and/or lot width requirements of the zone district in which is located”

- Any lot of record can be built on regardless of its lots area:
  - In the RR, SH, UR, R-1, R-1a and R-4 Zones, the reduction shall permit only a single-family residence
  - In the R-2 Zone, the reduction shall permit a single-family residence or a duplex
  - In the R-3 Zone, the reduction shall permit no more than four multi-family units.
- Administrative Setback Relief:
  - Side and rear yard setbacks can be reduced proportional to the substandard lot width and/or depth.



# Next Steps

- Based on feed back, proposed Text Amendments would go to Planning Commission for consideration in September or October
- City Council for Consideration in October or November

