NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **10TH DAY OF DECEMBER 2025**, AT THE PINAL COUNTY, ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA. THIS IS TO CONSIDER A PROPOSED AMENDMENT TO THE **PINAL COUNTY DEVELOPMENT SERVICES CODE, SECTION 2.150.240,** RELATED TO EXPANDING OPPORTUNITIES FOR LOCATING ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONING DISTRICTS UNDER THE CASE **PZ-C-001-25** APPLICABLE TO PROPERTIES IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

NOTICE OF PUBLIC REVIEW DRAFT PINAL COUNTY

DEVELOPMENT SERVICES CODE UPDATE

Notice is hereby given that Pinal County will consider a proposed amendment to the **Pinal County Development Services Code, Section 2.150.240 – Accessory Dwelling Unit**, The Zoning Ordinance is being revised to establish new and modified land use regulations which will conform with state mandated requirements on Accessory Dwelling Units within residential zoning districts throughout the unincorporated Pinal County.

COPIES OF THE PROPOSED AMENDMENT ARE AVAILABLE FOR REVIEW UNDER THE PINAL COUNTY WEBSITE AT: https://www.pinal.gov/DevServicesCodeUpdate COPIES ARE ALSO AVAILABLE AT THE DEVELOPMENT SERVICES BUILDING (85 N FLORENCE ST, FLORENCE, AZ 85132); PLEASE REFER TO PZ-C-001-25 WHEN INQUIRING. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTIONS TO ANY PROPOSED AMENDMENT.

Contact for this matter:
Harvey Krauss, Planning Manager
E-MAIL ADDRESS: Harvey.Krauss@pinal.gov, PHONE #: (520) 866-6409, FAX: (520) 866-6435

DATED THIS 10th DAY OF NOVEMBER 2025.
Pinal County Planning and Development Department

[Anything below this line is not for publication]

PUBLISHED ONCE

Arizona Republic
Pinal Central Dispatch

2.150.240. ~~Guest house/casita~~Accessory Dwelling Units.

Definitions. For purposes of this section:

"Accessory dwelling unit" or "ADU" means a self-contained living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit, that includes its own sleeping and sanitation facilities and that may include its own kitchen facilities.

"Gross floor area" means the interior habitable area of a single-family dwelling or an accessory dwelling unit.

"Permitted use" means the ability for a development to be approved without requiring a public hearing, variance, conditional use permit, special permit or special exception, other than a discretionary zoning action to determine that a site plan conforms with applicable zoning regulations.

Permitted Uses.

A. Dwelling Units. Each lot or parcel may have the following:

1. One single-family dwelling unit, "Primary Use" (required);
2. One attached and one detached ADU as a permitted use for a lot or parcel that is less that one acre in size; and
3. One additional detached ADU as a permitted use on a lot or parcel that is one acre or more in size.

In addition to the requirements of a specific zone, ~~guest houses/casitas~~ADUs are subject to the following additional requirements:

A. Minimum development standards:

~~1. Shall meet the front and side setbacks of the main building;~~

~~2~~1. Minimum rear and side setback~~s~~ shall be ~~ten~~ five feet from the property line;

2~~3~~. Restrictions for ADUs will be the same as those for single-family dwellings within the same zoning area with regard to height, front setbacks, lot size or coverage, or building frontage.~~Height restriction shall be the same as the main building~~; and

3~~4~~. For detached ADUs, the ~~M~~minimum distance from the main building shall be seven feet ~~or as specified by the building code~~.

B. For lots or parcels less than one acre in size, ADUs ~~S~~shall be no larger than 7~~4~~5 percent of the gross ~~livable~~ floor area of the ~~main~~ single-family dwelling on the same lot or parcel or one thousand square feet, whichever is less.

C. For lots or parcels greater than one acre in size, ADUs shall be no larger than 75 percent of the gross livable floor area of the main single-family dwelling on the same lot or parcel or one thousand five hundred square feet, whichever is less.

~~C. Only one guest house/casita per lot shall be allowed.~~

D. Shall use the same street ~~access which~~access that serves the ~~main~~ single-family dwelling.

E. The ~~guest house/casita~~ADU and the ~~main~~ single-family dwelling shall not be served by separate utility meters.

F. Shall be a minimum of two hundred square feet.

G. Shall have a separate exterior entrance from the single-family dwelling.

H. The ADU and the single-family dwelling shall not be physically addressed separately; however, ADUs must have separate unit house numbers.

I. A manufactured home, mobile home, recreational vehicle, or park model trailer, shall not be used as an ADU, except as otherwise allowed under A.R.S. § 11-820.03.

J. May not be built on top of a current or planned public utility easement unless the property owner receives written consent from any utility that is currently using the public utility easement or that may use the public utility easement in the future.

K. This section does not supersede applicable building codes, fire codes, sensitive environmental area regulations, wildfire prevention regulations, emergency vehicle access regulations, drainage and flood control regulations, or public health and safety regulations, except that a county may not require an ADU to comply with a commercial building code or contain fire sprinklers.

L. If a new ADU will not be connected to a sewer system or if the sewer system lacks capacity to serve the new ADU, the County will require that any septic system that will be used to serve the ADU be adequately sized before the construction of the ADU.

M. This section does not apply to lots or parcels that are located on:

1. Tribal land;

2. Land that is in the territory in the vicinity of a military airport or ancillary military facility or property that is in a high noise or accident potential zone as defined in A.R.S. § 28-8461; and

3. 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 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.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11; Ord. No. 2024-PZ-C-001-24, § 1(Exh. A))

Casa Grande Dispatch

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Nov. 22, 2025

NOTICE ID: Q0xce25vlKUSiAu6nZ1t
NOTICE NAME: Code, Section 2.150.240 – Accessory Dwelling

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 11/25/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 10TH DAY OF DECEMBER 2025, AT THE PINAL COUNTY, ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA. THIS IS TO CONSIDER A PROPOSED AMENDMENT TO THE PINAL COUNTY DEVELOPMENT SERVICES CODE, SECTION 2.150.240, RELATED TO EXPANDING OPPORTUNITIES FOR LOCATING ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONING DISTRICTS UNDER THE CASE PZ-C-001-25 APPLICABLE TO PROPERTIES IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
NOTICE OF PUBLIC REVIEW DRAFT PINAL COUNTY DEVELOPMENT SERVICES CODE UPDATE
Notice is hereby given that Pinal County will consider a proposed amendment to the Pinal County Development Services Code, Section 2.150.240 - Accessory Dwelling Unit, The Zoning Ordinance is being revised to establish new and modified land use regulations which will conform with state mandated requirements on Accessory Dwelling Units within residential zoning districts throughout the unincorporated Pinal County.
COPIES OF THE PROPOSED AMENDMENT ARE AVAILABLE FOR REVIEW UNDER THE PINAL COUNTY WEBSITE AT: https://www.pinal.gov/DevServicesCode Update COPIES ARE ALSO AVAILABLE AT THE DEVELOPMENT SERVICES BUILDING (85 N FLORENCE ST, FLORENCE, AZ 85132); PLEASE REFER TO PZ-C-001-25 WHEN INQUIRING. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTIONS TO ANY PROPOSED AMENDMENT.
Contact for this matter:
Harvey Krauss, Planning Manager E-MAIL ADDRESS: Harvey.Krauss@pinal.gov, PHONE #: (520) 866-6409, FAX: (520) 866-6435
DATED THIS 10th DAY OF NOVEMBER 2025.
Pinal County Planning and Development Department
Published 11/22/25