ORDINANCE 2023-____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) TO ADD STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON DEVELOPED PROPERTIES ALONG MAJOR TRANSPORTATION CORRIDORS.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. The Planning and Zoning Commission, at its October 25, 2023, hearing, initiated and authorized staff to amend the Pima County Zoning Code to add standards for multi-family development on developed properties along major transportation corridors.

2. The amendments to this ordinance will provide standards for the multi-family development along major transportation corridors.

3. This ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to, reduce any existing rights to use, divide, sell or possess private real property.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. Pima County Code Chapter 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), Section 18.09.020 (General requirements and exceptions), is amended to increase the area and change setbacks of guest houses as follows:

Chapter 18.07

GENERAL REGULATIONS AND EXCEPTIONS

18.07.010 Purpose.
Reserved.

18.07.020 Lots and parcels.

…

18.07.030 Land use regulations.

…

W. Corridor oriented development: To provide incentives to encourage housing and mixed-use development on previously developed properties located along major transportation corridors.

1. Guidelines – New housing should:
   a. Be located within previously developed land excluding single-family residential development;
   b. Provide a variety of housing sizes including a range of studios, one bedroom and multi-bedroom options;
   c. Consider rentals or ownership products;
   d. Consider a mix of uses by continuation of and maintaining existing uses;
   e. Consider parking reduction options as prescribed in Section 18.75.050C.

2. Location: At least of a portion of the project site must be located:
   a. With direct access to an arterial street that is no more than 85% over capacity as determined by Pima County Department of Transportation.
   b. For sites with two frontages, primary access shall be designed to arterials under 85% capacity;
   b. Within 2,630 feet of a transit stop as measured from a pedestrian route;
   c. To utilize wastewater service;
   d. Within a water service area of a provider that has a renewable water source;
   e. Within a previously developed site.

3. Uses:
   a. Duplex, condominium, townhouse, apartment, multifamily dwelling, if allowed within the underlying zoning and not specifically prohibited if the property was rezoned.
   b. The continuation of any uses that were previously established.

4. Development Standards:
   a. Minimum site area, average area per dwelling unit, and minimum lot size in accordance with underlying zone;
   b. Minimum setbacks in accordance with underlying zone, except front yard setback may be reduced to zero feet provided parking is available elsewhere on-site and sufficient right-of-way has been provided as identified on the Major Streets Plan.
   c. Height: 50 feet and up to four stories. May be increased to 60 feet and five stories for any portion of the structure located at least 100 feet from any existing single-family residence.
   d. Designed in accordance with the Subdivision and Development Street Standards.

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Section 2. This ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2023.

ATTEST:

_____

Clerk, Board of Supervisors

BOARD OF SUPERVISORS

_____

Chairman, Board of Supervisors

APPROVED AS TO FORM:

_____

Deputy County Attorney

APPROVED:

_____

Executive Secretary
Planning and Zoning Commission