

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE CHAPTER 18.03 (GENERAL DEFINITIONS), SECTION 18.03.020 (DEFINITIONS) TO ADD A DEFINITION FOR ACCESSORY DWELLING UNIT, AND AMENDING THE PIMA COUNTY CODE CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) TO ADD STANDARDS FOR ACCESSORY DWELLING UNITS

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

1. The Arizona State Legislature passed H.B. 2928 in May 2025 to mandate counties adopt certain zoning code amendments relating to accessory dwelling units.
2. The Planning and Zoning Commission, at its June 25, 2025, hearing, initiated and authorized staff to amend the Pima County Zoning Code to add a definition and standards for accessory dwelling units.
3. The amendments to this ordinance will provide a definition and standards for accessory dwelling units.
4. 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 18.03 (GENERAL DEFINITIONS), Section 18.03.020 (Definitions), is amended to adopt a definition for accessory dwelling units as follows:

Chapter 18.03
GENERAL DEFINITIONS

18.03.020 Definitions.

A. Definitions "A."

2. Accessory dwelling unit: 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.

3. Accessory structure: As defined in 18.03.020 Definitions

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Section 2. Pima County Code Chapter 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), Section 18.09.020 (General requirements and exceptions), is amended to add standards for accessory dwelling units as follows:

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Chapter 18.09

GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS

18.09.010 Purpose.

Reserved.

18.09.020 General requirements and exceptions.

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U. Accessory Dwelling Units

1. Accessory dwelling units are permitted on any residential or rural lot which allows a single-family dwelling.
2. Permitted coverage: Accessory dwelling unit square footage counts toward the accessory structure lot coverage limits for the zone in which the accessory dwelling unit is located and are permitted up to the maximum allowed by section 18.09.020.5. Accessory dwelling unit(s) are not restricted by the accessory structure coverage but count toward the lot coverage limits.
3. One attached accessory dwelling unit and one detached accessory dwelling unit per lot is allowed
4. On lots or parcels one acre or greater in size: a minimum of one additional detached dwelling unit (if restricted affordable).
5. Size:
 - a. Detached accessory dwelling unit(s) may be developed up to 75% of the gross floor area of the main dwelling or 1,250 square feet, whichever is less.
 - b. Attached accessory dwelling unit(s) may be developed up to 75% of the gross floor area of the main dwelling or 1,000 square feet, whichever is less.
6. Minimum yard requirements:
 - a. Front: In accordance with accessory building standards of the appropriate zone.
 - b. Side and Rear: Three feet.

- c. Distance to main structures:
 - i. Lots one acre and greater: 20 feet.
 - ii. Lots less than 1 acre: 3 feet.
- 7. Height: In accordance with single-family dwelling standards of the appropriate zone.
- 8. Accessory dwelling unit(s) shall use the same access which serves the main dwelling.
- 9. Accessory dwelling unit(s) may be used as a short- or long-term rental.
- 10. Accessory dwelling unit(s) must be site-built.
- 11. No additional parking is required for accessory dwelling units to accommodate an accessory dwelling unit.
- 12. This section does not apply to lots or parcels that are located on tribal land, on land in the territory in the vicinity of a military airport or ancillary military facility as defined in A.R.S. section 28-8461, on land in the territory in the vicinity of a federal aviation administration commercially licensed airport or a general aviation airport or on land in the territory in the vicinity of a public airport as defined in A.R.S. section 28-8486 that has a noise level of greater than sixty-five decibels.

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Section 3. This ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:

BOARD OF SUPERVISORS

 Melissa Manriquez
 Clerk of the Board of Supervisors

 Rex Scott
 Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:

 Bobby Yu, Deputy County Attorney

 Executive Secretary
 Planning and Zoning Commission