

**Proposed LDC Changes for Consideration by the Planning and Zoning Commission, October 1, 2024**

<b>Article 3 – Use Regulations:</b>			
<b>Section</b>	<b>Current Language</b>	<b>Proposed Change</b>	<b>Notes</b>
3.2.E (Table of Allowed Uses)	Accessory Uses: Guest Quarters	Accessory Uses: <del>Guest Quarters</del> <u>Accessory Dwelling Units</u>	ADU proposed changes as discussed with City Council on June 12, 2024
3.4.C(2)a.1 (Accessory Buildings, Use)	A maximum of one accessory building on a lot may be used as habitable space, and may include a kitchenette but not a kitchen. No other accessory buildings shall include habitable space, bathtubs, or showers. Each accessory structure shall comply with the standards of this LDC.	A maximum of one accessory building on a lot may be used as habitable space, and may include a <del>kitchenette but not a kitchen</del> , <u>but at a minimum shall include a kitchenette</u> . No other accessory buildings shall include habitable space, bathtubs, or showers. Each accessory structure shall comply with the standards of this LDC.	ADU proposed changes as discussed with City Council on June 12, 2024
3.4.D(3) (Guest Quarters)	<p>Guest Quarters</p> <p>a. No more than one guest quarter use may be permitted per lot or parcel.</p> <p>b. Guest quarters shall be architecturally compatible with the principal dwelling on the lot.</p> <p>c. Mobile and manufactured homes, travel trailers, and recreational vehicles shall not be used as guest quarters.</p> <p>d. Guest quarters shall not contain a kitchen and shall be connected to the same utility services as the single-family dwelling.</p> <p>e. Guest quarters shall only be held in ownership by the owner of the principal dwelling.</p> <p>f. Detached structures used for guest quarters shall meet the setback requirements of the principal building.</p>	<p><del>Guest Quarters</del> <u>Accessory Dwelling Units (ADUs)</u></p> <p>a. No more than one <del>guest quarter use</del> <u>ADU</u> may be permitted per lot or parcel.</p> <p><del>b. Guest quarters shall be architecturally compatible with the principal dwelling on the lot.</del></p> <p><del>c.</del> <u>b.</u> Mobile and manufactured homes, travel trailers, and recreational vehicles shall not be used as <del>guest quarters</del> <u>ADUs</u>.</p> <p><del>d. c.</del> <u>d.</u> <del>Guest quarters shall not</del> <u>ADUs may</u> contain a kitchen and shall be connected to the same utility services as the single-family dwelling.</p> <p><del>e. d.</del> <u>e.</u> <del>Guest quarters</del> <u>ADUs</u> shall only be held in ownership by the owner of the principal dwelling.</p> <p><del>f. e.</del> <u>f.</u> Detached structures used for <del>guest quarters</del> <u>ADUs</u> shall meet the setback, <u>lot coverage, and height</u> requirements of the principal building.</p> <p><u>f.</u> <u>An ADU that is issued a certificate of occupancy on or after September 14, 2024, shall not be used as a vacation rental or short-term rental unless the owner resides on the same property as the ADU.</u></p>	ADU proposed changes as discussed with City Council on June 12, 2024

		<p><u>g. Vehicular access to an ADU from the nearest public or private street shall be provided by a common driveway with the primary dwelling. No parking space shall encroach upon fire truck access or obstruct driveway access to the primary dwelling.</u></p> <p><u>h. ADUs shall comply with all requirements of the IRC as adopted by the City.</u></p>	
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**Article 8 – Administration and Procedures:**

Section	Current Language	Proposed Change	Notes
8.3.C(5) (Application Review Timeline)	The Director shall establish a review timeline for development applications and shall include that information in the Administrative Manual. The Director may amend the timeline to ensure effective and efficient review under this Code.	<p><u>a. The Director shall establish a review timeline for development applications and shall include that information in the Administrative Manual. The Director may amend the timeline to ensure effective and efficient review under this Code.</u></p> <p><u>b. Residential rezoning applications shall be processed in compliance with ARS 9-462.10</u></p>	Compliance with SB1162 (Residential rezoning timeframes)

**Article 9 – Definitions:**

Section	Current Language	Proposed Change	Notes
9.4.F (Accessory Uses)	<p><b><i>Guest Quarters</i></b></p> <p>A structure attached or unattached to a principal dwelling, used to house guests of the occupants of the principal dwelling, and held in ownership by the owner of the principal dwelling.</p>	<p><del><b><i>Guest Quarters:</i></b></del> <b><i>Accessory Dwelling Unit:</i></b></p> <p><u>A self-contained living unit on the same lot or parcel as a single-family dwelling, attached or unattached to a principal dwelling, used to house guests of the occupants of the principal dwelling, that includes its own entrance to the outside, sleeping and sanitation facilities, a kitchenette or that may include its own kitchen facilities, and is held in ownership by the owner of the principal dwelling.</u></p>	ADU proposed changes as discussed with City Council on June 12, 2024

9.9 (Other Defined Terms)	n/a – New Definition	<p><b><u>Residential Rezoning</u></b></p> <p><u>A rezoning application in which the requested change is from any zoning district classification to a single-family designation, a multifamily designation, or Planned Development designation in which a minimum of 50% of the square footage is proposed to be used for Residential Uses, as defined by LDC Section 9.4.A.</u></p>	Compliance with SB1162 (Residential rezoning timeframes)
9.9 (Other Defined Terms)	<p><b><i>Quasi-Judicial Hearing</i></b></p> <p>A public hearing that is judicial-like in only applying the existing adopted regulations or policies to a specific development application, as opposed to the legislative-like creation of new laws or policies.</p>	<p><b><i>Quasi-Judicial Hearing</i></b></p> <p>A <del>public</del> <u>board of adjustment</u> hearing that is judicial-like in only applying the existing adopted regulations or policies to a specific development application, as opposed to the legislative-like creation of new laws or policies.</p>	Legal clarification