

Senate Engrossed House Bill
residential zoning; park model trailers

State of Arizona
House of Representatives
Fifty-fifth Legislature
Second Regular Session
2022

CHAPTER 182
HOUSE BILL 2579

AN ACT

AMENDING TITLE 11, CHAPTER 6, ARTICLE 2, ARIZONA REVISED STATUTES, BY
ADDING SECTION 11-820.02; RELATING TO LOCAL PLANNING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Title 11, chapter 6, article 2, Arizona Revised
3 Statutes, is amended by adding section 11-820.02, to read:
4 11-820.02. Accessory dwelling unit; park model trailer;
5 definitions
6 A. A COUNTY SHALL ALLOW THE USE OF A PARK MODEL TRAILER AS AN
7 ACCESSORY DWELLING UNIT FOR USE AS A SINGLE-FAMILY RESIDENCE IN A LOCATION
8 ZONED FOR ONE DWELLING UNIT PER THREE ACRES OR GREATER UNLESS THE PARCEL
9 IS LOCATED IN A HIGH NOISE OR ACCIDENT POTENTIAL ZONE AS DEFINED IN
10 SECTION 28-8461. COMPLIANCE WITH THE APPLICABLE ZONING REQUIREMENTS
11 PRESCRIBED IN TITLE 28, CHAPTER 25, ARTICLE 7 SHALL BE REQUIRED FOR
12 PARCELS LOCATED IN A HIGH NOISE OR ACCIDENT POTENTIAL ZONE. THE PARK
13 MODEL TRAILER SHALL BE ON A SEMI-PERMANENT OR PERMANENT FOUNDATION THAT
14 HAS UTILITY CONNECTIONS. ALL DRAINAGE, FLOODPLAIN, SANITARY SEWER OR
15 SEPTIC WASTE DISPOSAL REQUIREMENTS AND ALL OTHER ZONING STANDARDS
16 ESTABLISHED PURSUANT TO THIS CHAPTER SHALL BE MET. A COUNTY MAY REQUIRE A
17 BUILDING PERMIT AND INSPECTION FOR INSTALLATION OF A PARK MODEL TRAILER.
18 THE COUNTY MAY REVIEW AND ALLOW FOR ADDITIONS, SUCH AS DECKS AND STAIRS,
19 TO THE PARK MODEL TRAILER.
20 B. FOR THE PURPOSES OF THIS SECTION:
21 1. "ACCESSORY DWELLING UNIT" MEANS AN INDEPENDENT DWELLING UNIT
22 THAT INCLUDES A KITCHEN AND THAT IS LOCATED ON THE SAME LOT AS A
23 SINGLE-FAMILY HOUSING UNIT, DUPLEX, TRIPLEX, TOWNHOME OR OTHER HOUSING
24 UNIT.
25 2. "PARK MODEL TRAILER" MEANS A TRAILER THAT IS A STRUCTURE BUILT
26 ON A SINGLE CHASSIS, MOUNTED ON WHEELS AND DESIGNED TO BE CONNECTED TO THE
27 UTILITIES NECESSARY FOR OPERATING INSTALLED FIXTURES AND APPLIANCES AND
28 THAT HAS A GROSS INTERIOR AREA OF AT LEAST THREE HUNDRED TWENTY SQUARE
29 FEET AND NOT MORE THAN FOUR HUNDRED SQUARE FEET WHEN PREPARED FOR
30 OCCUPANCY.

APPROVED BY THE GOVERNOR APRIL 25, 2022.

FILED IN THE OFFICE OF THE SECRETARY OF STATE APRIL 25, 2022.