

House Engrossed
residential zoning; park model trailers

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

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. NOTWITHSTANDING ANY OTHER LAW, A COUNTY MAY NOT ADOPT A LAND USE
7 REGULATION OR GENERAL OR SPECIFIC PLAN PROVISION OR IMPOSE AS A CONDITION
8 FOR APPROVING A BUILDING OR USE PERMIT ANY REGULATION THAT PROHIBITS OR
9 RESTRICTS THE USE OF A PARK MODEL TRAILER ON A RESIDENTIAL LOT AS A
10 PRIMARY SINGLE-FAMILY RESIDENCE IF ALL OTHER STANDARDS REGARDING LOT
11 COVERAGE AND SETBACK REQUIREMENTS ESTABLISHED PURSUANT TO THIS CHAPTER
12 HAVE BEEN MET.
13 B. NOTWITHSTANDING ANY OTHER LAW, A COUNTY MAY NOT ADOPT A LAND USE
14 REGULATION OR GENERAL OR SPECIFIC PLAN PROVISION OR IMPOSE AS A CONDITION
15 FOR APPROVING A BUILDING OR USE PERMIT ANY REGULATION THAT PROHIBITS OR
16 RESTRICTS THE USE OF A PARK MODEL TRAILER AS AN ACCESSORY DWELLING UNIT
17 FOR USE AS A SINGLE-FAMILY RESIDENCE IF ALL OTHER STANDARDS REGARDING LOT
18 COVERAGE AND SETBACK REQUIREMENTS ESTABLISHED PURSUANT TO THIS CHAPTER
19 HAVE BEEN MET.
20 C. 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.