

REFERENCE TITLE: local planning; residential housing; repeal

State of Arizona
House of Representatives
Fifty-seventh Legislature
First Regular Session
2025

HB 2444

Introduced by
Representatives Villegas: Abeytia, Aguilar, Austin, Connolly, Contreras L,
Crews, De Los Santos, Gutierrez, Hernandez L, Luna-Nájera, Márquez,
Mathis, Peshlakai, Sandoval, Stahl Hamilton; Senators Gabaldón,
Sundareshan

AN ACT

REPEALING SECTION 9-461.16, ARIZONA REVISED STATUTES; AMENDING SECTION 9-462.01, ARIZONA REVISED STATUTES; REPEALING SECTION 11-819, ARIZONA REVISED STATUTES; REPEALING LAWS 2015, CHAPTER 140, SECTION 4; 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. Repeal

3 Section 9-461.16, Arizona Revised Statutes, is repealed.

4 Sec. 2. Section 9-462.01, Arizona Revised Statutes, is amended to
5 read:

6 9-462.01. Zoning regulations; public hearing; definitions

7 A. Pursuant to this article, the legislative body of any
8 municipality by ordinance, in order to conserve and promote the public
9 health, safety and general welfare, may:

10 1. Regulate the use of buildings, structures and land as between
11 agriculture, residence, industry, business and other purposes.

12 2. Regulate signs and billboards.

13 3. Regulate the location, height, bulk, number of stories and size
14 of buildings and structures, the size and use of lots, yards, courts and
15 other open spaces, the percentage of a lot that may be occupied by a
16 building or structure, access to incident solar energy and the intensity
17 of land use.

18 4. Establish requirements for off-street parking and loading.

19 5. Establish and maintain building setback lines.

20 6. Create civic districts around civic centers, public parks,
21 public buildings or public grounds and establish regulations for the civic
22 districts.

23 7. Require as a condition of rezoning public dedication of
24 rights-of-way as streets, alleys, public ways, drainage and public
25 utilities as are reasonably required by or related to the effect of the
26 rezoning.

27 8. Establish floodplain zoning districts and regulations to protect
28 life and property from the hazards of periodic inundation. Regulations
29 may include variable lot sizes, special grading or drainage requirements,
30 or other requirements deemed necessary for the public health, safety or
31 general welfare.

32 9. Establish special zoning districts or regulations for certain
33 lands characterized by adverse topography, adverse soils, subsidence of
34 the earth, high water table, lack of water or other natural or man-made
35 hazards to life or property. Regulations may include variable lot sizes,
36 special grading or drainage requirements, or other requirements deemed
37 necessary for the public health, safety or general welfare.

38 10. Establish districts of historical significance provided that:

39 (a) The ordinances may require that special permission be obtained
40 for any development within the district if the legislative body has
41 adopted a plan for the preservation of districts of historical
42 significance that meets the requirements of subdivision (b) of this
43 paragraph, and the criteria contained in the ordinance are consistent with
44 the objectives set forth in the plan.

(b) A plan for the preservation of districts of historical significance shall identify districts of special historical significance, state the objectives to be sought concerning the development or preservation of sites, area and structures within the district, and formulate a program for public action, including providing public facilities and regulating private development and demolition necessary to realize these objectives.

(c) The ordinance establishing districts of historical significance shall set forth standards necessary to preserve the historical character of the area so designated.

(d) The ordinances may designate or authorize any committee, commission, department or person to designate structures or sites of special historical significance in accordance with criteria contained in the ordinance, and no designation shall be made except after a public hearing on notice of the owners of record of the property designated of special historical significance. The ordinances may require that special permission be obtained for any development respecting the structures or sites.

11. Establish age-specific community zoning districts in which residency is restricted to a head of a household or spouse who must be of a specific age or older and in which minors are prohibited from living in the home. Age-specific community zoning districts shall not be overlaid over property without the permission of all owners of property included as part of the district unless all of the property in the district has been developed, advertised and sold or rented under specific age restrictions. The establishment of age-specific community zoning districts is subject to all of the public notice requirements and other procedures prescribed by this article.

12. Establish procedures, methods and standards for the transfer of development rights within its jurisdiction. Any proposed transfer of development rights from the sending property or to the receiving property shall be subject to the notice and hearing requirements of section 9-462.04 and shall be subject to the approval and consent of the property owners of both the sending and receiving property. Before any transfer of development rights, a municipality shall adopt an ordinance providing for:

(a) The issuance and recordation of the instruments necessary to sever development rights from the sending property and to affix development rights to the receiving property. These instruments shall be executed by the affected property owners and lienholders.

(b) The preservation of the character of the sending property and assurance that the prohibitions against the use and development of the sending property shall bind the landowner and every successor in interest to the landowner.

1 (c) The severance of transferable development rights from the
2 sending property and the delayed transfer of development rights to a
3 receiving property.

4 (d) The purchase, sale, exchange or other conveyance of
5 transferable development rights before the rights being affixed to a
6 receiving property.

7 (e) A system for monitoring the severance, ownership, assignment
8 and transfer of transferable development rights.

9 (f) The right of a municipality to purchase development rights and
10 to hold them for resale.

11 (g) The right of a municipality at its discretion to enter into an
12 intergovernmental agreement with another municipality or a county for the
13 transfer of development rights between jurisdictions. The transfer shall
14 comply with this paragraph, except that if the sending property is located
15 in an unincorporated area of a county, the approval of the development
16 rights to be sent to a municipality shall comply with section 11-817.

17 B. For the purposes of subsection A of this section, the
18 legislative body may divide a municipality, or portion of a municipality,
19 into zones of the number, shape and area it deems best suited to carry out
20 the purpose of this article and articles 6, 6.2 and 6.3 of this chapter.

21 C. All zoning regulations shall be uniform for each class or kind
22 of building or use of land throughout each zone, but the regulations in
23 one type of zone may differ from those in other types of zones as follows:

24 1. Within individual zones, there may be uses permitted on a
25 conditional basis under which additional requirements must be met,
26 including requiring site plan review and approval by the planning agency.
27 The conditional uses are generally characterized by any of the following:

28 (a) Infrequency of use.

29 (b) High degree of traffic generation.

30 (c) Requirement of large land area.

31 2. Within residential zones, the regulations may permit
32 modifications to minimum yard lot area and height requirements.

33 D. To carry out the purposes of this article and articles 6 and 6.2
34 of this chapter, the legislative body may adopt overlay zoning districts
35 and regulations applicable to particular buildings, structures and land
36 within individual zones. For the purposes of this subsection, "overlay
37 zoning district" means a special zoning district that includes regulations
38 that modify regulations in another zoning district with which the overlay
39 zoning district is combined. Overlay zoning districts and regulations
40 shall be adopted pursuant to section 9-462.04.

41 E. The legislative body may approve a change of zone conditioned on
42 a schedule for development of the specific use or uses for which rezoning
43 is requested. If, at the expiration of this period, the property has not
44 been improved for the use for which it was conditionally approved, the
45 legislative body, after notification by certified mail to the owner and

1 applicant who requested the rezoning, shall schedule a public hearing to
2 take administrative action to extend, remove or determine compliance with
3 the schedule for development or take legislative action to cause the
4 property to revert to its former zoning classification.

5 F. All zoning and rezoning ordinances or regulations adopted under
6 this article shall be consistent with and conform to the adopted general
7 plan of the municipality, if any, as adopted under article 6 of this
8 chapter. In the case of uncertainty in construing or applying the
9 conformity of any part of a proposed rezoning ordinance to the adopted
10 general plan of the municipality, the ordinance shall be construed in a
11 manner that will further the implementation of, and not be contrary to,
12 the goals, policies and applicable elements of the general plan. A
13 rezoning ordinance conforms with the land use element of the general plan
14 if it proposes land uses, densities or intensities within the range of
15 identified uses, densities and intensities of the land use element of the
16 general plan.

17 G. A regulation or ordinance under this section may not prevent or
18 restrict agricultural composting on farmland that is five or more
19 contiguous acres and that meets the requirements of this subsection. An
20 agricultural composting operation shall notify in writing the legislative
21 body of the municipality and the nearest fire department of the location
22 of the composting operation. If the nearest fire department is located in
23 a different municipality from the agricultural composting operation, the
24 agricultural composting operation shall also notify in writing the fire
25 department of the municipality in which the operation is located.
26 Agricultural composting is subject to sections 3-112 and 49-141.
27 Agricultural composting may not be conducted within one thousand three
28 hundred twenty feet of an existing residential use, unless the operations
29 are conducted on farmland or land leased in association with farmland.
30 Any disposal of manure shall comply with section 49-247. For the purposes
31 of this subsection:

32 1. "Agricultural composting" means the controlled biological
33 decomposition of organic solid waste under in-vessel anaerobic or aerobic
34 conditions where all or part of the materials are generated on the
35 farmland or will be used on the farmland associated with the agricultural
36 composting operation.

37 2. "Farmland" has the same meaning prescribed in section 3-111 and
38 is subject to regulation under section 49-247.

39 ~~H. A municipality may not adopt a land use regulation or impose any~~
40 ~~condition for issuance of a building or use permit or other approval that~~
41 ~~violates section 9-461.16.~~

42 ~~I.~~ H. In accordance with article II, sections 1 and 2,
43 Constitution of Arizona, the legislative body of a municipality shall
44 consider the individual property rights and personal liberties of the
45 residents of the municipality before adopting any zoning ordinance.

1 ~~I.~~ I. Before adopting any zoning ordinance or zoning ordinance
2 text amendment of general applicability, the legislative body of a
3 municipality shall consider a housing impact statement regarding the
4 impact of the zoning ordinance or zoning ordinance text amendment that
5 shall include:

6 1. A general estimate of the probable impact on the average cost to
7 construct housing for sale or rent within the zoning districts to which
8 the zoning ordinance or text amendment applies.

9 2. A description of any data or reference material on which the
10 proposed zoning ordinance or text amendment is based.

11 3. A description of any less costly or less restrictive alternative
12 methods of achieving the purpose of the proposed zoning ordinance or text
13 amendment.

14 ~~J.~~ J. A municipality may not adopt or enforce a land use
15 regulation that requires the property on which a nongovernmental primary
16 or secondary school operates to be larger than one acre.

17 ~~K.~~ K. For the purposes of this section:

18 1. "Development rights" means the maximum development that would be
19 allowed on the sending property under any general or specific plan and
20 local zoning ordinance of a municipality in effect on the date the
21 municipality adopts an ordinance pursuant to subsection A, paragraph 12 of
22 this section respecting the permissible use, area, bulk or height of
23 improvements made to the lot or parcel. Development rights may be
24 calculated and allocated in accordance with factors including dwelling
25 units, area, floor area, floor area ratio, height limitations, traffic
26 generation or any other criteria that will quantify a value for the
27 development rights in a manner that will carry out the objectives of this
28 section.

29 2. "Receiving property" means a lot or parcel within which
30 development rights are increased pursuant to a transfer of development
31 rights. Receiving property shall be appropriate and suitable for
32 development and shall be sufficient to accommodate the transferable
33 development rights of the sending property without substantial adverse
34 environmental, economic or social impact to the receiving property or to
35 neighboring property.

36 3. "Sending property" means a lot or parcel with special
37 characteristics, including farmland, woodland, desert land, mountain land,
38 floodplain, natural habitats, recreation or parkland, including golf
39 course area, or land that has unique aesthetic, architectural or historic
40 value that a municipality desires to protect from future development.

41 4. "Transfer of development rights" means the process by which
42 development rights from a sending property are affixed to one or more
43 receiving properties.

- 1 Sec. 3. Repeal
- 2 Section 11-819, Arizona Revised Statutes, is repealed.
- 3 Sec. 4. Repeal
- 4 Laws 2015, chapter 140, section 4 is repealed.