

REFERENCE TITLE: residential zoning; park model trailers

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

HB 2579

Introduced by
Representatives Cook: Carter

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, BY ADDING SECTION 9-461.18; 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 9, chapter 4, article 6, Arizona Revised Statutes,
3 is amended by adding section 9-461.18, to read:

4 9-461.18. Accessory dwelling unit; park model trailer;
5 definitions

6 A. NOTWITHSTANDING ANY OTHER LAW, A CITY OR TOWN MAY NOT ADOPT A
7 LAND USE REGULATION OR GENERAL OR SPECIFIC PLAN PROVISION OR IMPOSE AS A
8 CONDITION FOR APPROVING A BUILDING OR USE PERMIT ANY REGULATION THAT
9 PROHIBITS OR RESTRICTS THE USE OF A PARK MODEL TRAILER ON A RESIDENTIAL
10 LOT AS A PRIMARY SINGLE-FAMILY RESIDENCE IF ALL OTHER STANDARDS REGARDING
11 LOT COVERAGE AND SETBACK REQUIREMENTS ESTABLISHED PURSUANT TO THIS CHAPTER
12 HAVE BEEN MET.

13 B. NOTWITHSTANDING ANY OTHER LAW, A CITY OR TOWN MAY NOT ADOPT A
14 LAND USE REGULATION OR GENERAL OR SPECIFIC PLAN PROVISION OR IMPOSE AS A
15 CONDITION FOR APPROVING A BUILDING OR USE PERMIT ANY REGULATION THAT
16 PROHIBITS OR RESTRICTS THE USE OF A PARK MODEL TRAILER AS AN ACCESSORY
17 DWELLING UNIT FOR USE AS A SINGLE-FAMILY RESIDENCE IF ALL OTHER STANDARDS
18 REGARDING LOT COVERAGE AND SETBACK REQUIREMENTS ESTABLISHED PURSUANT TO
19 THIS CHAPTER 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.

31 Sec. 2. Title 11, chapter 6, article 2, Arizona Revised Statutes,
32 is amended by adding section 11-820.02, to read:

33 11-820.02. Accessory dwelling unit; park model trailer;
34 definitions

35 A. NOTWITHSTANDING ANY OTHER LAW, A COUNTY MAY NOT ADOPT A LAND USE
36 REGULATION OR GENERAL OR SPECIFIC PLAN PROVISION OR IMPOSE AS A CONDITION
37 FOR APPROVING A BUILDING OR USE PERMIT ANY REGULATION THAT PROHIBITS OR
38 RESTRICTS THE USE OF A PARK MODEL TRAILER ON A RESIDENTIAL LOT AS A
39 PRIMARY SINGLE-FAMILY RESIDENCE IF ALL OTHER LOT COVERAGE AND SETBACK
40 REQUIREMENTS ESTABLISHED PURSUANT TO THIS CHAPTER HAVE BEEN MET.

41 B. NOTWITHSTANDING ANY OTHER LAW, A COUNTY MAY NOT ADOPT A LAND USE
42 REGULATION OR GENERAL OR SPECIFIC PLAN PROVISION OR IMPOSE AS A CONDITION
43 FOR APPROVING A BUILDING OR USE PERMIT ANY REGULATION THAT PROHIBITS OR
44 RESTRICTS THE USE OF A PARK MODEL TRAILER AS AN ACCESSORY DWELLING UNIT
45 FOR USE AS A SINGLE-FAMILY RESIDENCE IF ALL OTHER STANDARDS REGARDING LOT

1 COVERAGE AND SETBACK REQUIREMENTS ESTABLISHED PURSUANT TO THIS CHAPTER
2 HAVE BEEN MET.

3 C. FOR THE PURPOSES OF THIS SECTION:

4 1. "ACCESSORY DWELLING UNIT" MEANS AN INDEPENDENT DWELLING UNIT
5 THAT INCLUDES A KITCHEN AND THAT IS LOCATED ON THE SAME LOT AS A
6 SINGLE-FAMILY HOUSING UNIT, DUPLEX, TRIPLEX, TOWNHOME OR OTHER HOUSING
7 UNIT.

8 2. "PARK MODEL TRAILER" MEANS A TRAILER THAT IS A STRUCTURE BUILT
9 ON A SINGLE CHASSIS, MOUNTED ON WHEELS AND DESIGNED TO BE CONNECTED TO THE
10 UTILITIES NECESSARY FOR OPERATING INSTALLED FIXTURES AND APPLIANCES AND
11 THAT HAS A GROSS INTERIOR AREA OF AT LEAST THREE HUNDRED TWENTY SQUARE
12 FEET AND NOT MORE THAN FOUR HUNDRED SQUARE FEET WHEN PREPARED FOR
13 OCCUPANCY.