

REFERENCE TITLE: transit-oriented development; standards.

State of Arizona  
Senate  
Fifty-sixth Legislature  
Second Regular Session  
2024

## **SB 1563**

Introduced by  
Senators Bravo: Hernandez, Shope; Representative Ortiz

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 9-461.18; RELATING TO MUNICIPAL HOUSING.

(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. Transit-oriented development; standards;  
5 applicability; definition  
6 A. NOTWITHSTANDING ANY OTHER LAW, ORDINANCE OR CHARTER PROVISION,  
7 ON OR BEFORE JANUARY 1, 2025, A MUNICIPALITY WITH A POPULATION OF MORE  
8 THAN FIVE HUNDRED TWENTY-FIVE THOUSAND PERSONS SHALL ALLOW BY RIGHT, IN  
9 ANY EXISTING COMMERCIAL, MIXED USE OR MULTIFAMILY RESIDENTIALLY ZONED  
10 DISTRICT WITHIN ONE-HALF MILE OF A MAJOR TRANSIT CORRIDOR, THE  
11 CONSTRUCTION OF LOW-INCOME MULTIFAMILY RESIDENTIAL RENTAL PROPERTY AS  
12 DEFINED IN SECTION 42-13601 WITH THE FOLLOWING DEVELOPMENT STANDARDS:  
13 1. THE MAXIMUM HEIGHT LIMIT MAY NOT BE LESS THAN EIGHTY FEET.  
14 2. THE DENSITY LIMIT MUST ALLOW FOR DENSITY EQUAL TO THE GREATEST  
15 DENSITY IN EXISTENCE WITHIN ONE MILE OF THE PROJECT.  
16 B. THE MUNICIPALITY MAY NOT REQUIRE A GENERAL PLAN AMENDMENT OR USE  
17 PERMIT FOR CONSTRUCTION PURSUANT TO SUBSECTION A OF THIS SECTION.  
18 C. THIS SECTION DOES NOT APPLY TO ANY LAND IN THE IMMEDIATE  
19 VICINITY OF A MUNICIPAL AIRPORT, TO ANY TERRITORY IN THE VICINITY OF A  
20 MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION  
21 28-8461 OR TO ANY AREA WHERE AN EXISTING MOBILE HOME PARK AS DEFINED IN  
22 SECTION 33-1409 MAY BE DISPLACED.  
23 D. FOR THE PURPOSES OF THIS SECTION, "MAJOR TRANSIT CORRIDOR" MEANS  
24 A LIGHT RAIL OR STREETCAR STOP, A BUS RAPID TRANSIT STOP OR A FREEWAY.