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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2025-PZ-C-001-25

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS AMENDING SECTION 2.150.240 OF TITLE 2 OF THE PINAL COUNTY DEVELOPMENT SERVICES CODE RELATING TO THE REGULATION OF ACCESSORY DWELLING UNITS TO CONFORM WITH THE REQUIREMENTS OF A.R.S. § 11-810.01; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, on May 23, 2025 Governor Katie Hobbs signed House Bill 2928 into law, which, in relevant part now codified at A.R.S. § 11-810.01, restricts the authority of counties to regulate accessory dwelling units (“ADUs”) on lots or parcels where a single-family dwelling is allowed; and

WHEREAS, the Pinal County Board of Supervisors (the “Board”) has previously adopted by way of ordinance zoning regulations codified at Title 2, Section 2.150.240 of the Pinal County Development Services Code (the “Code”), to regulate ADUs within the County (called guest houses and casitas under the Code) (the “Current ADU Regulations”); and,

WHEREAS, the Current ADU Regulations must be amended to conform with the requirements of A.R.S. § 11-810.01; and,

WHEREAS, pursuant to A.R.S. § 11-251.05(A)(1), the Board is authorized to “adopt, amend and repeal all ordinances necessary or proper to carry out the duties, responsibilities and functions of the [C]ounty”; and,

WHEREAS, pursuant to A.R.S. § 11-811 et seq., the Board may adopt and amend the County’s zoning ordinance in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, pursuant to PCDC § 2.165.010, “The [Board] may from time to time after receiving a report thereupon by the county planning and zoning commission and after public hearings as required by law, amend, supplement or change the zoning regulations”; and,

WHEREAS, on November 12, 2025, the Board held a work session to discuss proposed amendments to the Current ADU Regulations; and,

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ORDINANCE NO. 2025-PZ-C-001-25

WHEREAS, on November 20, 2025, the Pinal County Planning and Zoning Commission held a public hearing with respect to proposed amendments to the Current ADU Regulations as set forth in the attached **Exhibit "A"** (the "**Proposed Amended ADU Regulations**"), giving no less than 15 days' notice of the same by way of publication in a newspaper of general circulation in the County seat in compliance with A.R.S. § 11-813(E), and recommended approval of the same to the Board (9-0); and,

WHEREAS, on December 10, 2025, the Board held a public hearing on the Proposed Amended ADU Regulations, giving no less than 15 days' notice of the same by way of publication in a newspaper of general circulation in the County seat in compliance with A.R.S. §§ 11-813(F) and 11-251.05(C); and,

WHEREAS, the Board believes that amending the Code by replacing the Current ADU Regulations with the Proposed Amended ADU Regulations is in the best interest of Pinal County and will promote the public health, safety and general welfare, and is consistent with and conforms to the requirements of A.R.S. § 11-810.01;


NOW, THEREFORE, BE IT ORDAINED by the Board as follows:


Section 1: The Proposed Amended ADU Regulations set forth at **Exhibit "A"** are hereby adopted and Title 2, Section 2.150.240 of the Code shall be accordingly amended by replacing the Current ADU Regulations with the Proposed Amended ADU Regulations as of the effective date of this Ordinance.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 10th day of December 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.


Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

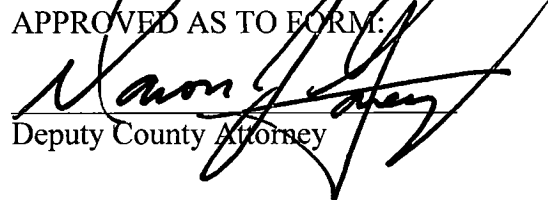
APPROVED AS TO FORM:

Deputy County Attorney



EXHIBIT "A"

[Amended Pinal County Accessory Dwelling Unit Regulations]

HOFFMAN

2.150.240. Accessory Dwelling Units.

Definitions. For purposes of this section:

"Accessory dwelling unit" or "ADU" means a self-contained living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit, that includes its own sleeping and sanitation facilities and that may include its own kitchen facilities.

"Gross floor area" means the interior habitable area of a single-family dwelling or an accessory dwelling unit.

"Permitted use" means the ability for a development to be approved without requiring a public hearing, variance, conditional use permit, special permit or special exception, other than a discretionary zoning action to determine that a site plan conforms with applicable zoning regulations.

Permitted Uses.

A. Dwelling Units. Each lot or parcel may have the following:

1. One single-family dwelling unit, "Primary Use" (required);
2. One attached and one detached ADU as a permitted use for a lot or parcel that is less than one acre in size; and
3. One additional detached ADU as a permitted use on a lot or parcel that is one acre or more in size.

In addition to the requirements of a specific zone, ADUs are subject to the following additional requirements:

A. Minimum development standards:

1. Minimum rear and side setbacks shall be five feet from the property line;
2. Restrictions for ADUs will be the same as those for single-family dwellings within the same zoning area with regard to height, front setbacks, lot size or coverage, or building frontage.; and
3. For detached ADUs, the minimum distance from the main building shall be seven feet.

B. For lots or parcels less than one acre in size, ADUs shall be no larger than 75 percent of the gross floor area of the single-family dwelling on the same lot or parcel or one thousand square feet, whichever is less.

C. For lots or parcels one acre or more in size, ADUs shall be no larger than 75 percent of the gross livable floor area of the main single-family dwelling on the same lot or parcel or one thousand five hundred square feet, whichever is less.

D. Shall use the same street access that serves the single-family dwelling.

E. The ADU and the single-family dwelling shall not be served by separate utility meters.

F. Shall be a minimum of two hundred square feet.

G. Shall have a separate exterior entrance from the single-family dwelling.

H. The ADU and the single-family dwelling shall not be physically addressed separately; however, ADUs must have separate unit house numbers.

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- I. A manufactured home, mobile home, recreational vehicle, or park model trailer, shall not be used as an ADU, except as otherwise allowed under A.R.S. § 11-820.03.
 - J. May not be built on top of a current or planned public utility easement unless the property owner receives written consent from any utility that is currently using the public utility easement or that may use the public utility easement in the future.
 - K. This section does not supersede applicable building codes, fire codes, sensitive environmental area regulations, wildfire prevention regulations, emergency vehicle access regulations, drainage and flood control regulations, or public health and safety regulations, except that a county may not require an ADU to comply with a commercial building code or contain fire sprinklers.
 - L. If a new ADU will not be connected to a sewer system or if the sewer system lacks capacity to serve the new ADU, the County will require that any septic system that will be used to serve the ADU be adequately sized before the construction of the ADU.
 - M. This section does not apply to lots or parcels that are located on:
 - 1. Tribal land;
 - 2. Land that is in the territory in the vicinity of a military airport or ancillary military facility or property that is in a high noise or accident potential zone as defined in A.R.S. § 28-8461; and
 - 3. Land that is in the territory in the vicinity of a federal aviation administration commercially licensed airport or a general aviation airport or land that is in the territory in the vicinity of a public airport as defined in A.R.S. § 28-8486 and that has a noise level of greater than sixty-five decibels.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11; Ord. No. 2024-PZ-C-001-24, § 1(Exh. A))