



# City of Apache Junction

## Development Services Department



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### PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

**DATE:** October 8, 2024

**TO:** Planning and Zoning Commission

**THROUGH:** Rudy Esquivias, Development Services  
Director  
Sidney Urias, Planning Manager

**FROM:** Addison Kaufman, Planning Intern

**CASE NUMBER:** P-24-83-AM

**REQUEST:** Text Amendment to Article 1-6-19:  
Accessory Dwelling Units

#### **BACKGROUND**

Due to the recent changes to the Arizona Revised Statutes through House Bill 2720, Arizona municipalities will be required to revise their zoning codes to comply with Arizona House Bill 2720 regarding Accessory Dwelling Unit regulations. Arizona municipalities are required to adopt, by ordinance, the statutory regulations by January 1, 2025. Planning and Zoning Staff has drafted a text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6-19: Accessory Dwelling Units.

#### **PROPOSAL**

The draft amendment is being presented to the Planning and Zoning Commission for their recommendation to the City Council. The proposed text amendment is Case P-24-83-AM, requesting to amend Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6-19; Accessory Dwelling Units. The text amendment will modify the text so that it is compliant with state law. To comply with HB2720, the advertisement of long-term rental units of Accessory Dwelling Units cannot be prohibited. A pre-existing relationship between the owner and occupant can not be required, An Accessory Dwelling Unit's design

requirements can no longer be regulated but will be treated as a recommendation. Side and rear setbacks for Accessory Dwelling Units can't exceed 5 feet. Lastly, Accessory Dwelling Units can't be regulated more strictly than Single Family Homes in the same zoning district.

### **PLANNING DIVISION RECOMMENDATION**

Planning staff recommends approval of the proposed text amendment, and offers the following recommended motion to update the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6-19 Accessory Dwelling Units

### **RECOMMENDED MOTION**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-24-83-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6-19: Accessory Dwelling Units described in the attached text exhibits dated October 8, 2024.

*Addison Kaufman*

Prepared by Addison Kaufman  
Planning Intern

#### Attachments:

Exhibit #1 - P-24-83-AM: Draft Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6-19: Accessory Dwelling Units