

SUBMITTED BY: Casandra Gomez, City Planner

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Advanced Infrastructure Development and Improvement

ORGANIZATIONAL IMPROVEMENTS: Accessory Dwelling Units

SUBJECT: **SECOND READING OF ORDINANCE NO. 24-1201**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AMENDING** the **DOUGLAS ZONING CODE**, Article 3 – General Provision, Section 310 – Conditional Uses and Article 5 – Schedule of District Regulations, Section 501 – Single Family Residence relating to **ACCESSORY DWELLING UNITS**; incorporating the recitals by reference; setting forth definitions; establishing fines and penalties for violations; providing for enforcement; providing for the repeal of conflicting ordinances; establishing severability of components of ordinance; and establishing an effective date thereof.

EXECUTIVE SUMMARY:

The Planning and Zoning Commission met on October 3, 2024, and recommended that the Council approve ZCA 2024-03, which includes proposed amendments to Article 5 of the Douglas Zoning Code. These amendments are intended to align with House Bill 2720, which prohibits municipalities from restricting the use or advertisement of single-family dwellings or accessory dwelling units (ADUs). The bill also prohibits imposing additional parking requirements, mandating design standards for ADUs, enforcing stricter regulations for ADUs compared to single-family dwellings, setting excessive setbacks, or requiring public street improvements related to ADUs.

BACKGROUND:

Current Accessory Dwelling Units (ADUs) are subject to the following restrictions: they must be smaller in size than the principal use structure and must meet the setback requirements outlined in applicable development standards.

DISCUSSION:

Staff recommend approval.

FISCAL IMPACT:

None.

Fiscal Year: 2024/2025

Amount Requested: \$

Budgeted: Y / N

Account (s):

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE SECOND READING OF ORDINANCE NO. 24-1201 BY NUMBER AND TITLE ONLY.”