



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/1/2025

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P24TA00001 HOUSING CHOICE TEXT AMENDMENT

***Introduction/Background:**

This text amendment adds Triplex Dwelling to the general definitions chapter of the Pima County Zoning Code, adds Duplex and Triplex Dwellings as allowed uses to all rural and residential zones besides the TH zone, and increases the allowed number of residences from up to 3 to up to 4 before a development plan is required.

***Discussion:**

The proposed zoning code text amendment is intended to promote housing diversity, help with housing supply, and provide developers and property owners more choices when it comes to developing their properties.

***Conclusion:**

This text amendment will allow property owners and developers to develop duplexes and triplexes in the county should they meet appropriate density requirements. This will help with housing supply and promote housing diversity all throughout Pima County.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the request.

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services, Planning Div. Telephone: 724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 724-6675

Department Director Signature:  For _____ Date: _____

Deputy County Administrator Signature:  Date: 3/14/2025

County Administrator Signature:  Date: 3/14/2025



TO: Honorable Board of Supervisors

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: March 11, 2025

SUBJECT: **P24TA00001 HOUSING CHOICE**
(Zoning Code Text Amendment)

The above referenced Zoning Code Text Amendment is scheduled for the Board of Supervisors **TUESDAY, April 1, 2025** hearing.

REQUEST: Proposal to amend by ordinance, the Pima County Zoning Code Chapter 18.03 (General Definitions) to adopt the definition of a triplex dwelling; Chapter 18.09 (General Residential and Rural Zoning Provisions), Chapter 18.09.020 (General Requirements and Exceptions) to allow duplex dwellings and triplex dwellings as uses permitted in all rural and residential properties; Chapter 18.13 (Rural Homestead Zone), Chapter 18.13.020 (Permitted Uses), to allow duplex dwellings and triplex dwellings as permitted uses; amending 18.14 (Rural Residential Zone), Chapter 18.14.020 (Permitted Uses), to allow duplex dwellings and triplex dwellings as permitted uses, Chapter 18.71 (Development Plan Standards) Section 18.71.010 (Purpose and Scope) to revise the number of residential units from three to four residential units or less on an individual lot before requiring a development plan to be submitted.

OWNER: N/A

APPLICANT: Pima County Development Services Department

DISTRICT: ALL

STAFF CONTACT: Matt Bacal, Planner

PUBLIC COMMENT TO DATE: As of March 11, 2025, staff has six written public comments (included). Five in support, one in protest.

PLANNING AND ZONING RECOMMENDATION: APPROVAL (10-0).

STAFF RECOMMENDATION: APPROVAL.



BOARD OF SUPERVISORS MEMORANDUM

Page 1 of 2

FOR APRIL 1, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: March 11, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

ZONING CODE TEXT AMENDMENT

P24TA00001 HOUSING CHOICE

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.03 (GENERAL DEFINITIONS), TO ADOPT THE DEFINITION OF A TRIPLEX DWELLING; AMENDING 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS USES PERMITTED IN ALL RURAL AND RESIDENTIAL PROPERTIES; AMENDING 18.13 (RURAL HOMESTEAD ZONE), SECTION 18.13.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES; AMENDING 18.14 (RURAL RESIDENTIAL ZONE), SECTION 18.14.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES, AMENDING CHAPTER 18.71 (DEVELOPMENT PLAN STANDARDS) SECTION 18.71.010 (PURPOSE AND SCOPE) TO REVISE THE NUMBER OF RESIDENTIAL UNITS FROM THREE TO FOUR RESIDENTIAL UNITS OR LESS ON AN INDIVIDUAL LOT BEFORE REQUIRING A DEVELOPMENT PLAN TO BE SUBMITTED.

On motion, the Planning and Zoning Commission voted to recommend **APPROVAL** 10-0. Staff recommends **APPROVAL** (ALL DISTRICTS).

Summary of the Planning and Zoning Commission Hearing (January 29, 2025)

Staff presented information from the zoning code text amendment to the commission and highlighted the goals and purpose of the text amendment:

1. Provide a definition for a Triplex Dwelling
2. Create more opportunities for housing choice in the county in terms of the type of dwelling that can be built in rural and residential zones.
3. Increase the number of dwellings allowed on a property before a development plan is required.
4. Allow property owners to have more freedom in development type should they meet density requirements.

P24TA00001

Page 2 of 2

Staff further explained that the zoning code was closely examined to look for barriers that made it difficult to increase the housing supply. This amendment would enable property owners/developers to build multifamily units in any zone that meets density requirements, while creating a smaller footprint. To develop under this proposed section of the zoning code, it must meet the land size requirement of that zone for each unit. The aim is to promote housing diversity and create more mixed-use development.

Multiple commissioners commended staff for taking on this proposal and stated this will increase housing capacity, the accessibility, this text amendment has environmental benefits, and were in favor of the text amendment.

A commissioner pointed out some needed editorial revisions, staff noted those and made the changes.

Another commissioner had a question about why the TH zone is being excluded from this text amendment.

Another commissioner had a question about if this amendment changes the grading limits for HDZ requirements, which it doesn't.

The commission opened the public hearing, and one member of the public addressed the commission.

Speaker #1 expressed full support for the amendment. He encouraged that the County should continue to look into further multifamily options, such as quadplexes and townhomes and more.

A motion to close the public hearing was made and approved.

Commissioner Maece made a motion to recommend **APPROVAL** of the zoning code text amendment, and was seconded.

The motion passed 10 – 0.

TD/EP/ds
Attachments

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.03 (GENERAL DEFINITIONS), TO ADOPT THE DEFINITION OF A TRIPLEX DWELLING; AMENDING 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS USES PERMITTED IN ALL RURAL AND RESIDENTIAL PROPERTIES; AMENDING 18.13 (RURAL HOMESTEAD ZONE), SECTION 18.13.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES; AMENDING 18.14 (RURAL RESIDENTIAL ZONE), SECTION 18.14.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES, AMENDING CHAPTER 18.71 (DEVELOPMENT PLAN STANDARDS) SECTION 18.71.010 (PURPOSE AND SCOPE) TO REVISE THE NUMBER OF RESIDENTIAL UNITS FROM THREE TO FOUR RESIDENTIAL UNITS OR LESS ON AN INDIVIDUAL LOT BEFORE REQUIRING A DEVELOPMENT PLAN TO BE SUBMITTED.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. The Planning and Zoning Commission, at its September 25, 2024, hearing, initiated and authorized staff to amend the Pima County Zoning Code to address housing needs within the county and provide options to residents and smaller developers.
2. The amendments in this ordinance will revise the zoning code to include duplexes and triplexes as permitted uses in all county rural and residential zones, except for in the TH zone, as well as increase the number of dwelling units allowed on a single lot before requiring a development plan.
3. The Federal Housing Administration defines a Multifamily property as a property that has five or more units. The amendments in this ordinance would align the county requirements with Federal standards and grant developers in Pima County proposing four or less units on a property the freedom to further develop lots that meet density requirements without going through the development plan process, which requires developers to obtain financing through multifamily loans.
4. This ordinance does not change the existing density or setback requirements.

5. This ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to, reduce any existing rights to use, divide, sell or possess private real property.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. Pima County Code Chapter 18.03 (GENERAL DEFINITIONS), Section 18.03.020 (Definitions), is amended to adopt a definition for triplex dwelling and to renumber subsequent subsections accordingly as follows:

Chapter 18.03

GENERAL DEFINITIONS

...

18.03.020 Definitions.

...

D. Definitions "D."

...

2. Dwelling, duplex: A building containing only two dwelling units.
3. Dwelling, triplex: A building containing only three dwelling units.
4. Dwelling, multiple: A building or portion thereof containing three or more dwelling units.

...

Section 2. Pima County Code Chapter 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), Section 18.09.020 (General requirements and exceptions), is amended to add duplex dwellings and triplex dwellings as permitted uses in all rural and

residential zones, except for in the TH zone, and to renumber subsequent subsections accordingly as follows:

Chapter 18.09

GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS

18.09.010 Purpose.

Reserved.

18.09.020 General requirements and exceptions.

A. Uses Permitted in All Rural and Residential Zones.

1. The following uses shall be permitted in all rural and residential zones (except as noted in subsection (A)(2) of this section), subject to the requirements of the zone and any special conditions, as may be noted;

- a. Single detached or one-family dwelling;
- b. Duplex dwelling;
- c. Triplex dwelling;
- d. Accessory building or use;

...

Section 3. Pima County Code Chapter 18.13 (RH RURAL HOMESTEAD), Section 18.13.020 (Permitted Uses), is amended to add duplex dwellings and triplex dwellings as permitted uses and to renumber subsequent subsections accordingly as follows:

Chapter 18.13

RH RURAL HOMESTEAD

...

18.13.020 Permitted uses.

A. Uses permitted:

1. Single detached dwelling;
2. Duplex dwelling;
3. Triplex dwelling;
4. Manufactured or mobile home or trailer;

...

Section 4. Pima County Code Chapter 18.14 (GR-1 RURAL RESIDENTIAL), Section 18.13.020 (Permitted Uses), is amended to add duplex dwellings and triplex dwellings as permitted uses and to renumber subsequent subsections accordingly as follows:

Chapter 18.14

GR-1 RURAL RESIDENTIAL

...

18.14.020 Permitted uses.

A. Uses permitted:

1. Single detached dwelling;
2. Duplex dwelling;
3. Triplex dwelling;
4. Manufactured or mobile home or trailer;

...

Section 5. Pima County Code Chapter 18.71 (DEVELOPMENT PLAN STANDARDS), Section 18.71.010 (Purpose and Scope), is amended to revise the number of residential units from three to four residential units or less on an individual lot before requiring a development plan to be submitted accordingly as follows:

Chapter 18.71

DEVELOPMENT PLAN STANDARDS

18.71.010 Purpose and scope.

A. Purpose. To require submittal of sufficient information by the developer to assure that zoning code requirements and other applicable county ordinances, regulations, and policies are met.

B. Scope.

1. A development plan shall be submitted to the development services center for review and approval for any proposed development other than four residential units or less located on an individual lot.
2. This requirement shall also apply to substantial expansion of an existing development other than four residential units or less on an individual lot. Substantial expansion shall be defined as greater than two thousand square feet of gross floor area or land use area.

...

Section 6. This ordinance is effective 31 days after its adoption

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:

BOARD OF SUPERVISORS

Clerk, Board of Supervisors


Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:

 3-11-25

Deputy County Attorney

 3-11-25

Executive Secretary
Planning and Zoning Commission

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.03 (GENERAL DEFINITIONS), TO ADOPT THE DEFINITION OF A TRIPLEX DWELLING; AMENDING 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS USES PERMITTED IN ALL RURAL AND RESIDENTIAL PROPERTIES; AMENDING 18.13 (RURAL HOMESTEAD ZONE), SECTION 18.13.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES; AMENDING 18.14 (RURAL RESIDENTIAL ZONE), SECTION 18.14.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES, AMENDING CHAPTER 18.71 (DEVELOPMENT PLAN STANDARDS) SECTION 18.71.010 (PURPOSE AND SCOPE) TO REVISE THE NUMBER OF RESIDENTIAL UNITS FROM THREE TO FOUR RESIDENTIAL UNITS OR LESS ON AN INDIVIDUAL LOT BEFORE REQUIRING A DEVELOPMENT PLAN TO BE SUBMITTED.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. The Planning and Zoning Commission, at its September 25, 2024, hearing, initiated and authorized staff to amend the Pima County Zoning Code to address housing needs within the county and provide options to residents and smaller developers.
2. The amendments in this ordinance will revise the zoning code to include duplexes and triplexes as permitted uses in all county rural and residential zones, except for in the TH zone, as well as increase the number of dwelling units allowed on a single lot before requiring a development plan.
3. The Federal Housing Administration defines a Multifamily property as a property that has five or more units. The amendments in this ordinance would align the county requirements with Federal standards and grant developers in Pima County proposing four or less units on a property the freedom to further develop lots that meet density requirements without going through the development plan process, which requires developers to obtain financing through multifamily loans.
4. This ordinance does not change the existing density or setback requirements.

5. This ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to, reduce any existing rights to use, divide, sell or possess private real property.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. Pima County Code Chapter 18.03 (GENERAL DEFINITIONS), Section 18.03.020 (Definitions), is amended to adopt a definition for triplex dwelling and to renumber subsequent subsections accordingly as follows:

Chapter 18.03

GENERAL DEFINITIONS

...

18.03.020 Definitions.

...

D. Definitions "D."

...

2. Dwelling, duplex: A building containing only two dwelling units.

3. Dwelling, triplex: A building containing only three dwelling units.

~~34.~~ Dwelling, multiple: A building or portion thereof containing three or more dwelling units.

...

Section 2. Pima County Code Chapter 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), Section 18.09.020 (General requirements and exceptions), is amended to add duplex dwellings and triplex dwellings as permitted uses in all rural and

residential zones, except for in the TH zone, and to renumber subsequent subsections accordingly as follows:

Chapter 18.09

GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS

18.09.010 Purpose.

Reserved.

18.09.020 General requirements and exceptions.

A. Uses Permitted in All Rural and Residential Zones.

1. The following uses shall be permitted in all rural and residential zones (except as noted in subsection (A)(2) of this section), subject to the requirements of the zone and any special conditions, as may be noted;

- a. Single detached or one-family dwelling;
- b. Duplex dwelling;
- c. Triplex dwelling;
- d. Accessory building or use;

...

Section 3. Pima County Code Chapter 18.13 (RH RURAL HOMESTEAD), Section 18.13.020 (Permitted Uses), is amended to add duplex dwellings and triplex dwellings as permitted uses and to renumber subsequent subsections accordingly as follows:

Chapter 18.13

RH RURAL HOMESTEAD

...

18.13.020 Permitted uses.

A. Uses permitted:

1. Single detached dwelling;
2. Duplex dwelling;
3. Triplex dwelling;
24. Manufactured or mobile home or trailer;

...

Section 4. Pima County Code Chapter 18.14 (GR-1 RURAL RESIDENTIAL), Section 18.13.020 (Permitted Uses), is amended to add duplex dwellings and triplex dwellings as permitted uses and to renumber subsequent subsections accordingly as follows:

Chapter 18.14

GR-1 RURAL RESIDENTIAL

...

18.14.020 Permitted uses.

A. Uses permitted:

1. Single detached dwelling;
2. Duplex dwelling;
3. Triplex dwelling;
24. Manufactured or mobile home or trailer;

...

Section 5. Pima County Code Chapter 18.71 (DEVELOPMENT PLAN STANDARDS), Section 18.71.010 (Purpose and Scope), is amended to revise the number of residential units from three to four residential units or less on an individual lot before requiring a development plan to be submitted accordingly as follows:

Chapter 18.71

DEVELOPMENT PLAN STANDARDS

18.71.010 Purpose and scope.

A. Purpose. To require submittal of sufficient information by the developer to assure that zoning code requirements and other applicable county ordinances, regulations, and policies are met.

B. Scope.

1. A development plan shall be submitted to the development services center for review and approval for any proposed development other than ~~three~~four residential units or less located on an individual lot.

2. This requirement shall also apply to substantial expansion of an existing development other than ~~three~~four residential units or less on an individual lot.

Substantial expansion shall be defined as greater than two thousand square feet of gross floor area or land use area.

...

Section 6. This ordinance is effective 31 days after its adoption

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this _____ day of _____, 2025.

ATTEST:


BOARD OF SUPERVISORS

Clerk, Board of Supervisors

Chairman, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:

 3-11-25

Deputy County Attorney

 3-12-25

Executive Secretary
Planning and Zoning Commission

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING
JANUARY 29, 2025**

P24TA00001

HOUSING CHOICE

STATUS / AGENDA ITEMS

**Planning and Zoning Commission Public Hearing
Zoning Code Text Amendment**

REQUEST

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY ZONING CODE CHAPTER 18.03 (GENERAL DEFINITIONS), TO ADOPT THE DEFINITION OF A TRIPLEX DWELLING; AMENDING 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS USES PERMITTED IN ALL RURAL AND RESIDENTIAL PROPERTIES; AMENDING 18.13 (RURAL HOMESTEAD ZONE), SECTION 18.13.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES; AMENDING 18.14 (RURAL RESIDENTIAL ZONE), SECTION 18.14.020 (PERMITTED USES), TO ALLOW DUPLEX DWELLINGS AND TRIPLEX DWELLINGS AS PERMITTED USES, AMENDING CHAPTER 18.71 (DEVELOPMENT PLAN STANDARDS) SECTION 18.71.010 (PURPOSE AND SCOPE) TO REVISE THE NUMBER OF RESIDENTIAL UNITS FROM THREE TO FOUR RESIDENTIAL UNITS OR LESS ON AN INDIVIDUAL LOT BEFORE REQUIRING A DEVELOPMENT PLAN TO BE SUBMITTED.

INITIATION

Planning and Zoning Commission, September 25, 2024

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Housing Choice Zoning Code Text Amendment.

The proposed zoning text code amendment is intended to promote housing diversity, help with the housing supply and provide flexibility to developers.

HOUSING CHOICE

This zoning text amendment will expand the following sections:

1. 18.03 General Definitions, Section "D". The amendment provides a definition for Dwelling, Triplex which will be "A building containing only three dwelling units."
2. 18.09 General Residential and Rural Zoning Provisions, Section 18.09.020.A Uses Permitted in all Rural and Residential Zones. The amendment adds Duplex Dwelling and Triplex Dwelling as a permitted use. The TH zone, although a residential zone, is not affected by this amendment and is still excluded from all uses allowed in Section 18.09.020.A.1 of the zoning code.
3. 18.13 Rural Homestead, Section 18.13.020.A Permitted Uses. The amendment adds Duplex Dwelling and Triplex Dwelling as uses allowed in the RH zone.
4. Chapter 18.14 Rural Residential, Section 18.14.020.A Permitted Uses. The amendment adds Duplex Dwelling and Triplex Dwelling as uses allowed in the GR-1 zone.
5. 18.71 Development Plan Standards, Chapter 18.71.010 Purpose and Scope. The amendment increases the number of dwelling units before a development plan is required from up to three to up to four.

These changes will allow developers more freedom in developing properties with physical constraints like the Hillside Overlay Zone in which the property may have enough size for two units but previously could only get one on the property due to those restraints. These amendments would also align County standards with Federal loan standards which do not consider a property multifamily until there are 5 units on the property. These amendments also provide county residents with more rental options and will encourage an increase in duplexes and triplexes in the county, which has seen less development of these housing types than the State average.

Departmental and Stakeholder Review and Comment

Staff sent the draft text amendment to county departments and other local development and stakeholder groups for review and comment. Their comments are attached.

Respectfully Submitted,



Matt Bacal
Planner I

From: [Daniel Ice](#)
To: [Matthew Bacal](#); [Tracy Peterson](#)
Subject: RE: Internal Stakeholders Review - Missing middle text amendment
Date: Friday, October 18, 2024 3:37:26 PM

Looks fine to me Matt,

Thanks,
Dan

Daniel E. Ice
Pima County
Chief Building Official
520-724-6493

www.pima.gov/developmentservices

Pima County Development Services' enhanced online permitting website is now live. Create an account to submit most applications online, and get your comments and documents directly from our portal. No more waiting for staff to email you!

Start here at (<https://permits.pima.gov>).

The Pima County Development Services Team – Your gateway to Building Safety

From: Matthew Bacal <Matthew.Bacal@pima.gov>
Sent: Monday, October 14, 2024 8:41 AM
To: Daniel Ice <Daniel.Ice@pima.gov>; Tracy Peterson <Tracy.Peterson@pima.gov>
Subject: Internal Stakeholders Review - Missing middle text amendment

Please see attached initiation memo and strikethrough draft. Please provide any edits you'd like to see. Requesting a one-week turnaround.



Matt Bacal
Planner I
Pima County Development Services, Planning Division
201 N Stone Ave, 1st floor
Tucson, AZ 85701

From: [Sofia Blue](#)
To: [Matthew Bacal](#)
Subject: RE: Internal Stakeholders Review - Missing middle text amendment
Date: Monday, October 14, 2024 9:50:31 AM

Ok thanks

Sofia Blue (she/ella)
Affordable Housing Division Manager
Pima County Community and Workforce Development
2797 E Ajo Way
Tucson, Arizona 85713
520-724-7312

From: Matthew Bacal <Matthew.Bacal@pima.gov>
Sent: Monday, October 14, 2024 9:47 AM
To: Sofia Blue <Sofia.Blue@pima.gov>
Subject: RE: Internal Stakeholders Review - Missing middle text amendment

I will send along, thanks! That date is just when the memo was written, just gives more context to what we're doing.

From: Sofia Blue <Sofia.Blue@pima.gov>
Sent: Monday, October 14, 2024 9:31 AM
To: Matthew Bacal <Matthew.Bacal@pima.gov>
Subject: RE: Internal Stakeholders Review - Missing middle text amendment

Hi Matt,

This looks good to me. You probably already have this taken care of, but the date on the memo says August 28. Have you by chance sent this to Nicole Fyffe for her edits?
Thanks!

Sofia Blue (she/ella)
Affordable Housing Division Manager
Pima County Community and Workforce Development
2797 E Ajo Way
Tucson, Arizona 85713
520-724-7312

From: Matthew Bacal <Matthew.Bacal@pima.gov>
Sent: Monday, October 14, 2024 8:56 AM
To: Sofia Blue <Sofia.Blue@pima.gov>
Subject: Internal Stakeholders Review - Missing middle text amendment

Please see attached initiation memo and strikethrough draft. Please provide any edits you'd like to see. Requesting a one-week turnaround.

A handwritten signature in black ink that reads "MBacal". The letters are cursive and fluid, with the "M" and "B" being particularly prominent.

Matt Bacal
Planner I
Pima County Development Services, Planning Division
201 N Stone Ave, 1st floor
Tucson, AZ 85701
Matthew.Bacal@Pima.Gov
520-724-9596

From: [Mirela Hromatka](#)
To: [Matthew Bacal](#)
Cc: [Kent McRae](#)
Subject: RE: Internal Stakeholders Review - Missing middle text amendment
Date: Friday, October 18, 2024 11:26:23 AM
Attachments: [Draft Underline Strikeout Housing Choice 2024.doc](#)
[P&Z InitiationMemo Multifamily DRAFT.docx](#)

Hello Matthew,

Thank you for reaching out to RWRD regarding this matter. RWRD has reviewed the proposed text amendment and currently has no further edits.

I'm pleased to see this initiative aimed at increasing housing options in the community.

Sincerely,

Mirela Hromatka

Planner III

Technical Services and Engineering

Office: (520) 724-6488

Pima County Regional Wastewater Reclamation Department

201 N. Stone Avenue, 3rd Floor

Tucson, AZ 85701-1207

www.pima.gov/wastewaterreclamation

From: Matthew Bacal <Matthew.Bacal@pima.gov>
Sent: Monday, October 14, 2024 8:54 AM
To: Mirela Hromatka <Mirela.Hromatka@pima.gov>
Subject: Internal Stakeholders Review - Missing middle text amendment

Please see attached initiation memo and strikethrough draft. Please provide any edits you'd like to see. Requesting a one-week turnaround.

From: [STEVE DOLAN](#)
To: [Matthew Bacal](#)
Cc: edhendel@gmail.com
Subject: RE: Missing Middle Text Amendment review- TMA comments
Date: Monday, December 16, 2024 5:08:44 PM

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Matt Bacal,

The Tucson Mountains Association appreciates Pima County Development Services contacting TMA as a Pima County stakeholder for feedback, and you sending documents as requested to Steve Dolan, TMA Board member.

On December 11, 2024 the TMA Board discussed the proposal and we oppose any duplexes or triplexes in the Tucson Mountains. Following is more review feedback:

TMA received the proposed ORDINANCE and text amendments to Chapters 18.09, 18.13 (RH), 18.14 (GR-1), and 18.71 (Development Plan Standards).

SR Suburban Ranch (18.17) and CR-1 (18.21), the predominant zones in the Tucson Mountains, do not specifically state Duplexes and Triplexes. Please clarify because SR and CR-1 text refers to "all uses as permitted in Section 18.09.020A."

TMA opposes the proposed ORDINANCE subsection to amend Chapters 18.09, as related to SR and CR-1 zones, and 18.71 Development Plan Standards to increase development up to four residential units without requiring a Development Plan. For example the Cluster development option (18.17.060 and 18.21.050) has not provided enough habitat protection in the Tucson Mountains.

TMA agrees duplexes and triplexes may be appropriate in the county, but not in the Tucson Mountains. What is the best process or text language to prohibit multifamily residential housing in Tucson Mountains low density areas?

Thank You, Sincerely, Steve Dolan, TMA Board member

CC: Ed Hendel, TMA President

On 12/09/2024 12:10 PM MST Matthew Bacal <matthew.bacal@pima.gov> wrote:

The proposed change will be applicable to every rural and residential zone in the county besides TH.

The verbiage might be a little confusing. It calls out GR-1 and RH specifically because those zones don't point back to 18.09 but SR and CR-1 do.

After December 11 is fine.

From: STEVE DOLAN <stevedolan@comcast.net>
Sent: Wednesday, December 4, 2024 11:45 AM
To: Matthew Bacal <Matthew.Bacal@pima.gov>
Cc: tma@tucsonmountainsassoc.org
Subject: RE: Missing Middle Text Amendment review

You don't often get email from stevedolan@comcast.net. [Learn why this is important](#)

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Matt,

Thank You for the Draft Underline Strikeout Housing Choice 2024 6-page proposed ORDINANCE (I assume the changelog you sent to Pima County stakeholders) and the four Chapters of original code text language I requested.

The proposed ORDINANCE seems to apply to zones RH and GR-1 to allow duplexes and triplexes. Question: does the proposed ORDINANCE apply to zones CR-1 and SR?

The Tucson Mountains Association (TMA) Board meets next Wednesday December 11. Can TMA provide you feedback for the text amendment/proposed ORDINANCE after December 11?

Thanks again, Steve Dolan TMA Board member

On 11/27/2024 12:29 PM MST Matthew Bacal
<matthew.bacal@pima.gov> wrote:

See attached:

Chapters 18.03, 18.09, 18.13, 18.14,

https://codelibrary.amlegal.com/codes/pimacounty/latest/pimacounty_az/0-0-0-15237

From: STEVE DOLAN <stevedolan@comcast.net>
Sent: Friday, November 22, 2024 3:03 PM
To: Matthew Bacal <Matthew.Bacal@pima.gov>
Cc: tma@tucsonmountainsassoc.org
Subject: Missing Middle Text Amendment review

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Good afternoon Matt Bacal,

Your email to Pima County stakeholders requesting feedback was forwarded by the President of the Tucson Mountains Association to TMA Board members. I am a Board member who will review the text amendment and provide feedback to you.

In the forwarded email, I did not see the attached changelog. Please email me the changelog, the original middle text language or text number, if possible, for me to review.

Is the text amendment to allow more duplexes and triplexes around the county in response to the State Legislature recent House Bills:

HB 2720 on Accessory Dwelling Units;

HB 2297 on Adaptive Reuse for Multi-family Development; or

HB 2721 on Middle Housing?

Thank You, Steve Dolan, TMA Board Member, home 520-743-3770

From: [Shawn Cote](#)
To: [Matthew Bacal](#)
Subject: RE: Missing Middle Text Amendment Review
Date: Thursday, November 21, 2024 8:47:34 AM
Attachments: [image002.png](#)

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Good morning, Mathew. Thank you for sharing.

Other than wondering what took so long, we think this is a great step in the right direction to updating the zoning code to meet the current needs of our housing market. What are the anticipated next steps and timeline for moving forward?

Shawn

Shawn Cote
Government Affairs Director
Tucson Association of Realtors®
520.382.8807 (O)
shawnc@tucsonrealtors.org



From: Matthew Bacal <Matthew.Bacal@pima.gov>
Sent: Thursday, November 14, 2024 2:44 PM
To: john@aia-arizona.org; tbee@azbuilders.org; Storm, Priscilla <pstorm@diamondven.com>; Carolyn Campbell <carolyn.campbell@sonorandesert.org>; Allyson@mpaaz.org; rickvolk@volkco.com; David Godlewski <david@sahba.org>; jennifer@sahba.org; Shawn Cote <shawnc@tucsonrealtors.org>; sspencer@tucsonchamber.org; zyentzer@tucsonchamber.org; Iromero@azmultihousing.org; Joe Snell <joe.snell@suncorridorinc.com>; TMA@TucsonMountainsAssoc.org; Paul@tucsonmountainsassoc.org; John@TucsonMountainsAssoc.org; Denise@tucsonmountainsassoc.org; gpanasec@gmail.com; LCMNA2@aol.com; secretary@cfatucson.org; bpc21ccc@msn.com; President@gvcouncil.org; McAllisterRomo@gvcouncil.org; info@gvcouncil.org; Lucretia Free <Lucretia.Free@pima.gov>; vailpreservationsociety@gmail.com; rgreen@as.arizona.edu; info@livingstreetsalliance.org
Subject: Missing Middle Text Amendment Review

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender Matthew.Bacal@pima.gov

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon, Pima County stakeholders,

Attached is the changelog for the missing middle text amendment to allow more duplexes and triplexes around the county. My name is Matt Bacal and I'm the case planner for this text amendment. Please provide any feedback to me at Matthew.Bacal@pima.gov

If you have any feedback, please try to provide it within the next two weeks or so.

Thanks,

A handwritten signature in black ink that reads "MBacal". The letters are cursive and fluid, with the "M" and "B" being particularly prominent.

Matt Bacal
Planner I
Pima County Development Services, Planning Division
201 N Stone Ave, 1st floor
Tucson, AZ 85701
Matthew.Bacal@Pima.Gov
520-724-9596



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SENT VIA ELECTRONIC MAIL

January 24, 2025

The Honorable David Hook, Chair
Pima County Planning and Zoning Commission
Pima County Development Services – Planning Division
201 N. Stone Avenue Tucson, AZ 85701

Subject: Commission Agenda 1.29.2025, Item #10, *Zoning Code Text
Amendment, P24TA00001 HOUSING CHOICE*

Chair Hook,

On behalf of the Southern Arizona Home Builders Association (SAHBA), we appreciate the opportunity to provide comments on, and fully support, the proposed zoning code text amendment, P24TA00001 HOUSING CHOICE. This amendment takes important steps toward addressing Pima County’s housing affordability challenges. By allowing duplexes and triplexes and aligning development requirements with federal standards it creates new opportunities that should facilitate additional housing supply.

As referenced in the draft Comprehensive Plan update addressing the “Missing Middle” is an important policy objective. For example, Goal 2.A.1 of Pima Prospers 2025 calls for increasing housing supply, particularly affordable, workforce, and diverse Missing Middle housing types. Section 2D of the plan emphasizes the importance of housing diversity, including duplexes, triplexes, fourplexes, townhomes, and other multi-family housing types.

We encourage the Commission, either through this amendment or a subsequent amendment, to further amend the Code to include additional Missing Middle housing types such as, but not limited to, fourplexes, sixplexes, cottage courts, further reducing parking minimums, density bonuses and fee reductions. These measures would accomplish proposed General Plan goals by significantly enhancing the county’s ability to address housing shortages, improving housing affordability and promoting sustainable, diverse communities.

We thank you for your leadership and remain committed to collaborating on efforts to improve housing opportunities for all Pima County residents.

Respectfully,

BT Lyons

Brendan Lyons, MPA
Director of Government Affairs
Southern Arizona Home Builders Association

cc: Commissioner(s) Mark Hanna, Jan Truitt, Barbara Becker, Valerie Lane, Ryan Maese, Tom Tronsdal, William Matter, Bob Cook, Bruce Gungle
Dev. Services, Planning Div: Chris Poirier, *Planning Official*; Matt Bacal, *Planner I*