



Maricopa County
Planning and Development Department

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Date: November 15, 2016

To: Joy Rich, AICP, County Manager

Via: Reid Spaulding, Deputy County Manager

From: Daren Frank, Planning and Development Director *DF*

Re: TA2016008 – County Manager's Approval

In accordance with the adopted "Moratorium on Increased Regulatory Burdens," the Planning and Development Department is seeking your approval to proceed with TA2016008 (Tiny Houses). This text amendment will amend the Maricopa County Zoning Ordinance, Chapter 2, Section 201. Definitions; Chapter 5, Section 501, Article 501.2.1 Use Regulations (Rural zoning districts); and Chapter 6, Section 601, Article 601.2.1 Use Regulations (Single-Family Residential zoning districts) with regard to Tiny Houses.

The amendment is intended to provide increased housing choice in unincorporated Maricopa County. It memorializes that a single-family dwelling unit may be as small as 200 sf consistent with living quarters outlined in the Maricopa County Local Additions and Addenda (adopted construction safety codes, as amended). TA2016008 qualifies for County Manager approval under the moratorium, as the proposed text amendment will not increase regulatory burden.

TA2016008 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a January 6, 2017 Stakeholder Meeting.

[Signature]
Approved by Joy Rich, County Manager



Briefing Notification to County Manager

Prepared by the Planning & Development Department

Case #/Title: TA2016008 – Tiny Houses (Zoning)

Supervisor Districts: All Districts

Overview: A text amendment to the Maricopa County Zoning Ordinance, Section 201 and Chapters 5 & 6 regarding “Tiny Houses”

This text amendment will add a new definition of “Tiny House” in Section 201 of the Maricopa County Zoning Ordinance, and will revise Chapter 5, Article 501.2.1 and Chapter 6, Article 601.2.1 inserting language with regard to tiny houses into the Use Regulations for the Rural and Single-Family Residential zoning districts, respectively. (There is an associated text amendment to the Maricopa County Local Additions and Addenda, TA2016009.) The purpose of these text amendments is to clarify that tiny houses are permitted in unincorporated Maricopa County.

Proposed verbatim language is (added language is underscored, there is no deleted language):

SECTION 201. DEFINITIONS

Tiny House – A site built single family dwelling less than 400 square feet, but not less than 200 square feet in floor area. A tiny house licensed as a Travel Vehicle by the State of Arizona shall meet requirements for a Recreational Vehicle.

SECTION 501. RURAL-190 (Rural Zoning District)

ARTICLE 501.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. One single-family dwelling per lot of record, site-built home including a tiny house, mobile home or manufactured home.

SECTION 601. R1-35 (Single-Family Residential Zoning District)

ARTICLE 601.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. One single-family dwelling per lot of record, site-built home including a tiny house, mobile home or manufactured home.

Send any comments to darrengerard@mail.maricopa.gov

Next Steps: Scheduled for a 1/6/17 Stakeholder Meeting and tentatively for the 2/16/17 P&Z Commission meeting for formal initiation.

Maricopa County Regulatory Adoption Process			
Department: Planning & Development		Contact: Darren Gerard	Date Entered in Process: 11/15/2016
Item Name and Number: TA2016008 – Tiny Houses (Zoning)			
Step Number	Process to be Completed	Upcoming Dates	Comments
1	County Manager briefed BOS	By the first week of December 2016	
2	Stakeholder Workshop	January 6, 2017	Notification will be sent to stakeholders on/before 12/20/16 notifying them of the workshop. Depending upon stakeholder comments this will proceed to formal initialization.
3	Stakeholder notification 15 days prior to Citizen's Board or Commission	January 31, 2017 - EROP website	
4	Public meeting to initiate regulatory change	February 16, 2017 Planning & Zoning Commission public meeting (ZIPPOR)	
5	Specific departmental processes	To be determined	Staff will review and recommend revisions to the proposed language based upon any public input.
6	Stakeholder notification 15 days prior to Citizen's Board or Commission	March 9, 2017 – EROP website Legal ad by March 6, 2017 to run March 9, 2017	
7	Public hearing to make recommendation to BOS	March 30, 2017 Planning & Zoning Commission Public hearing	
8	Schedule BOS public hearing	April 12, 2017 Board of Supervisors (scheduling public hearing item) April 6, 2017 – EROP website Legal ad by April 3, 2017 to run April 6, 2017	
9	Board of Supervisors public hearing	April 26, 2017 Board of Supervisors public hearing	
10	Item adopted	April 26, 2017	To become effective 30 days after adoption