

ORDINANCE NO. 5141

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING THAT DOCUMENT ENTITLED “2025 AMENDMENTS TO CHANDLER CITY CODE CHAPTER 35” TO BE A PUBLIC RECORD; AMENDING CHAPTER 35 LAND USE AND ZONING, RELATING TO ALLOWING MIDDLE HOUSING AS REQUIRED BY STATE LAW; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, in accordance with Ariz. Rev. Stat § 9-240, the City Council may adopt by ordinance and any change or amendment to the regulations and provisions set forth in the Chandler City Code; and

WHEREAS, in 2024 the Arizona Legislature adopted House Bill 2721, codified as Ariz Rev. Stat. § 9-462.13, requiring a municipality to authorize by ordinance, and incorporate into its development regulations, zoning regulations and other official controls allowing the development of duplexes, triplexes, fourplexes, and townhomes as a permitted use; and

WHEREAS, Ariz. Rev. Stat. § 9-462.13 mandates that this code amendment be adopted on or before January 1, 2026 and places strict limitations on the types of regulations that a city is allowed to impose on the construction of duplexes, triplexes, fourplexes, and townhomes; and

WHEREAS, this ordinance is being adopted to comply with this bill that was adopted by the Arizona Legislature in 2024; and

WHEREAS, notice of this amendment has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days’ notice of the time, place, and date of public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to constructing housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on October 15, 2025.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That certain document known as “2025 Amendments to Chandler City Code Chapter 35,” one paper copy and one electronic copy of which shall remain on file in the Office of the Clerk, is hereby declared to be a public record. A copy of the document is attached to this Ordinance as Exhibit A.

Section 2. That the Chandler City Code is hereby amended by adoption of amendments contained in “2025 Amendments to Chandler City Code Chapter 35.”

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5141 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2025, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published: