Date: **October 19, 2026**
TO: Planning and Zoning Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Alaxandra Pucciarelli, Current Planning Manager
RE: **PZ-25-00201 Group Living Zoning Code Text Amendment**

I. Request:

PZ-25-00201: Group Living Zoning Code Text Amendment - modify Zoning Code provisions in Division 10-20.40 Permits and Approvals to update exemptions for Emergency Facilities and Shelters; Division 10-20.110 Enforcement to add advertisements as prima facie evidence of a violation; Division 10-40.30 Non Transect Zones to add new group living land uses including Assisted Living Home and Center, Boarding House, and Group Residential Home and Center to Tables 10-40.30.030.B: Residential Zones – Allowed Uses, Table 10-40.30.040.B: Commercial Zones – Allowed Uses, and Table 10-40.30.060.B: Public and Open Space Zones – Allowed Uses; Division 10-40.40 Transect Zones to update the allowed uses tables for T2, T3N.1, T3N.2, T4N.1, T4N.2, T5 and T6 to add new group living land uses identified above; Division 10-50.80 Parking Standards to add requirements for new group living land uses; and Division 10-80.20 Definitions of Specialized Terms, Phrases, and Building Functions to add definitions for Assisting Living Center, Assisted Living Home, Boarding House, Group Residential Center, Group Residential Home, modify the definition of Family and Nursing Home and delete the definitions for Congregate Care Facility, Group Home, Institutional Residential, Rooming and Boarding Facility, Sheltered Care Home, and Short Term Housing.

II. Purpose of the Work Session:

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

November 12, 2026 – Planning and Zoning Commission Work Session

December 9, 2026– Potential Planning and Zoning Commission Public Hearing

January 5, 2027– Potential City Council Public Hearing (1st Reading of Ordinance)

January 19, 2027– Potential City Council Public Hearing (Adoption)

III. Overview of Proposed Amendments:

A. PZ-25-00201: Group Living

The proposed amendment includes several modifications to residential land uses currently identified as Institutional Residential in the zoning code. The purpose of this amendment is to update existing land use descriptions and definitions as well as comply with Senate Bill 1473 which requires the City to allow an Assisted Living Home with 10 or fewer residents. Each modification is described below:

- **Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.40: Permits and Approvals, Section 10-20.40.150: Temporary Use Permits** – is amended to clarify the exemption from a Temporary Use Permit for Emergency Facilities and Shelters.

- **Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.110: Enforcement, Section 10-20.110.020: Violations** – is amended to allow advertisements to be used as prima facie evidence of a violation.

- **Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.B: Residential Zones – Allowed uses; Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B: Commercial Zones – Allowed Uses; Section 10-40.30.050: Industrial Zones, Table 10-40.30.050.B: Industrial Zones – Allowed Uses; Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses –** is amended to make minor formatting and organizational changes; add the Assisted Living Center, Assisted Living Home, Boarding House, Group Residential Center and Group Residential Home to the allowed residential uses; and adds separation requirements between group living land uses.

- **Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, Subsection 10-40.40.040.H.: Allowed Uses; Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, Subsection 10-40.40.050.H.: Allowed Uses; Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses; Section 10-40.40.070: T4 Neighborhood 1 (T4N.1) Standards, Subsection 10-40.40.070.I.: Allowed Uses; Section 10-40.40.080: T4 Neighborhood 2 (T4N.2) Standards, Subsection 10-40.40.080.I.: Allowed Uses; Section 10-40.40.090: T5 Main Street (T5) Standards, Subsection 10-40.40.090.I.: Allowed Uses; Section 10-40.40.100: T6 Downtown (T6) Standards, Subsection 10-40.40.100.H.: Allowed Uses -** is amended to make minor

formatting and organizational changes; add the Assisted Living Center, Assisted Living Home, Boarding House, Group Residential Center and Group Residential Home to the allowed residential uses; and adds separation requirements between group living land uses.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.010: Definitions "A" –** to add definitions for Assisted Living Center and Assisted Living Home.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.020: Definitions "B"** – to add definition for Boarding House.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.030: Definitions "C"** – to delete the definition of Congregate Care Facility.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.060: Definitions "F"** – to amend the definition of Family.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.070: Definitions "G"** – to delete the definition of Group Home and add new definitions for Group Residential Center and Group Residential Home.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080: Definitions "H"** – to delete the definition of Housing for the Elderly.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.090: Definitions "I"** – to delete the definition of Institutional Residential.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.140: Definitions "N"** – to amend the definition of Nursing Home.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.180: Definitions "R"** – to delete the definition for Rooming and Boarding Facility.

- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.190: Definitions "S"** – to delete the definitions for Sheltered Care Home and Short Term Housing.

IV. Community Involvement:

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on October 24, 2026, which is 18 days before the scheduled meeting date. Notice was also sent the Registry of Interested Parties on October 23, 2026.

V. Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendments and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendments. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-25-00201: Group Living
2. Senate Bill 1473