ORDINANCE NO. 4690

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE CITY OF SCOTTSDALE ZONING ORDINANCE (ORDINANCE NO. 455), NAMELY ARTICLE I, SECTION 1.206. (PROCESSING OF DEVELOPMENT APPLICATIONS); ARTICLE III, SECTION 3.100. (DEFINITIONS); ARTICLE V, SECTIONS 5.010. THROUGH 5.1007. (SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, TOWNHOUSE RESIDENTIAL, RESORT/TOWNHOUSE RESIDENTIAL, AND MULTIPLE-FAMILY RESIDENTIAL) AND SECTION 5.2003. (MANUFACTURED HOME DISTRICT USE REGULATIONS); ARTICLE VII, SECTIONS 7.200.A. AND 7.200.I. (ADDITIONAL AREA REGULATIONS), SECTION 7.1400. THROUGH 7.1404. (MIDDLE HOUSING DEVELOPMENTS); ARTICLE IX, TABLE 9.103.A. (SCHEDULE OF PARKING REQUIREMENTS) AND SECTION 9.106. (DESIGN STANDARDS FOR PUBLIC AND PRIVATE ON-SITE INGRESS, EGRESS, MANEUVERING AND PARKING AREAS); ARTICLE X, SECTION 10.101. (SCOPE OF REGULATIONS), ARTICLE XI (LAND USE TABLES); AND ANY ASSOCIATED SECTIONS, FOR THE PURPOSE OF ADDRESSING STATE OF ARIZONA LEGISLATION RELATING TO MIDDLE HOUSING (HB2721), AS PROVIDED IN CASE NO 5-TA-2024.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance of the City of Scottsdale (Ordinance No. 455), regarding certain provisions of Article I, Section 1.206. (Processing of development applications); Article III, Section 3.100. (Definitions); Article V, Sections 5.010. through 5.1007. (Single-family Residential, Two-family Residential, Medium Density Residential, Townhouse Residential, Resort/Townhouse Residential, and Multiple-family Residential) and Section 5.2003. (Manufactured Home district Use Regulations); Article VII, Sections 7.200.A. and 7.200.I. (Additional Area Regulations), Section 7.1400. through 7.1404. (Middle Housing developments); Article IX, Table 9.103.A. (Schedule of Parking Requirements) and Section 9.106. (Design standards for public and private on-site ingress, egress, maneuvering and parking areas); Article X, Section 10.101. (Scope of regulations), Article XI (Land Use Tables); and any associated sections, for the purpose of addressing State of Arizona legislation relating to middle housing (HB2721); and

WHEREAS, the Arizona State Legislature adopted House Bill (HB) 2721, which codified certain statutory provisions, including Arizona Revised Statutes (A.R.S.) § 9-462.10, which provides, in part, that a municipality with a population of more than 75,000 must adopt, on or before January 1, 2026, certain regulations relating to middle housing; and

WHEREAS, HB2721 codified certain other statutory provisions, including A.R.S. § 9-461.10(D) associated subsections, which provides, in part, various requirements, exceptions, and limitations relating to middle housing; and

WHEREAS, this Ordinance is being adopted by the City Council to comply with the new statutory requirements and regulations established pursuant to HB2721; and

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

WHEREAS, the Planning Commission held public hearings on September 24, 2025 and October 8, 2025, and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 5-TA-2024; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale, is hereby amended as specified in that certain document entitled "Middle Housing Text Amendment – 5-TA-2025", declared to be a public record by Resolution No. 13507 of the City of Scottsdale, and hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance. New text is represented by grey shading and deleted text is represented by strikethrough.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 17th day of November, 2025.

ATTEST:

By: _____
Ben Lane
City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney