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## New zoning amendments aim to boost housing supply in Pima County

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## New zoning amendments aim to boost housing supply in Pima County

PIMA COUNTY, Dec. 2, 2025 – The Pima County Board of Supervisors in a 5-0 vote at its Dec. 2 meeting [approved amendments to the zoning code](#) that expand opportunities for accessory dwelling units (ADUs).

The action adds a formal definition of an ADU and amends Pima County Code Chapter 18.09 (General Residential and Rural Zoning Provisions) to include new development standards for ADUs.

An ADU is defined as: “A self-contained living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the accessory dwelling unit, that includes its own sleeping and sanitation facilities and that may include its own kitchen facilities.”

The Board's decision is intended to increase the supply of housing by encouraging diverse, affordable housing options on single-family lots within existing neighborhoods, supporting multi-generational living, and allowing homeowners to generate rental income. The Board's vote included two amendments to the proposed ordinance — changing section U.5a to apply to attached and detached accessory dwelling units (and deleting U.5b), and deleting section U.10.

The zoning code revisions support the Board-approved [Prosperity Initiative](#), a regional partnership aimed at reducing generational poverty through 13 wide-ranging policies. Policy No. 1 focuses on strategies to increase housing supply, housing types and affordability. Policy No. 3 focuses on ways to improve housing stability.

“The [Pima County Housing Study](#) showed that our region has a housing shortage and isn't producing the variety of housing types needed at affordable price points. We have a growing older population, more single-person households than comparable regions, and younger workers who can't afford home prices,” said Nicole Fyffe, a senior advisor in the Pima County Administrator's Office.

“This code change continues a series of land-use and zoning code reforms by Pima County and our cities and towns to better meet housing needs across the region.”

The approval marks another step in the [County's coordinated effort to expand housing affordability](#).

Over the past three fiscal years, the Board invested \$15,984,361 in gap funding for 19 projects after recommendations from the [Regional Affordable Housing Commission](#). The funding has supported 1,332 affordable housing units to be preserved or developed within Pima County.

On June 2, 2025, the Board furthered its commitment toward affordable housing projects and keeping people housed by approving \$8.5 million in this fiscal year budget and adopting a 10-year policy that [allocates at least \\$200 million in additional funding](#) for a 10-year period that begins in Fiscal Year 2026-27.

On April 1, 2025, the Board approved a [zoning code text amendment](#) that revises the number of residential units from three to four on an individual lot before requiring a development plan to be submitted to [Pima County Development Services](#). The action supports housing supply and promotes housing diversity throughout the County.

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