

September 22, 2025



Pima County Planning Commission
c/o Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

Re: Support for Permitting Construction of Accessory Dwelling Units

Dear Chair and Members of the Planning Commission,

On behalf of the Tucson Association of REALTORS®, we express our strong support for amending Pima County's zoning code permitting the construction of accessory dwelling units and encourage the Commission's consideration of a 1,250 sq. ft. maximum without restrictions. This approach will better align with the realities of our local housing needs by creating homes that are functional, cost-effective, and attainable for a wide range of residents.

The gross floor area of the main unit, or whether a unit is attached or detached, should not drive housing policy. A consistent 1,250 sq. ft. cap across all housing types removes unnecessary complexity, provides clarity for builders, and allows the market to deliver diverse, attainable options. A straightforward standard ensures efficiency, predictability, and fairness, while recognizing that a 1,250 sq. ft. home, regardless of form, can be a well-designed, livable space that meets Pima County's housing needs.

This flexibility is critical. REALTORS® see firsthand the challenges renters face: limited supply, escalating costs, and a shrinking range of attainable options. By establishing a clear standard, Pima County can encourage construction of smaller, more affordable homes while giving builders the certainty they need to move forward with projects. This approach will expand housing choice, relieve pressure on rents, and better reflect the realities of today's market.

For these reasons, the Tucson Association of REALTORS® urges the Planning Commission to support a maximum square footage of 1,250 sq. ft. without restrictions related to gross floor area, attachment, or unit type. Doing so will advance the County's broader goals of expanding affordability, promoting sustainability, and making more efficient use of land while meeting the pressing housing needs of our residents.

Sincerely,

A handwritten signature in black ink that reads 'Shawn Cote'.

cc: Mr. Chris Poirier, Mr. Thomas Drzazgowski

