



ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session

House: GOV W/D | APPROP DP 11-5-2-0

HB 2191: religious institutions; development; allowed use

Sponsor: Representative Livingston, LD 28

House Engrossed

Overview

Allows *eligible sites* to be designated as an allowed use development subject to specified requirements and restrictions.

History

A municipal general plan consists of a statement of community goals and development policies, and includes maps, diagrams and text setting forth the objectives of the plan proposal ([A.R.S. § 9-461.05](#)).

A county planning and zoning commission must formulate, and the Board of Supervisors must adopt a development plan. The plan shows the commission's recommendations for the development of the area and must be made with the purpose of guiding and accomplishing a coordinated development of the area to the present and future needs of the county ([A.R.S. § 11-804](#)).

Provisions

1. Designates, regardless of local zoning ordinances, religious institutions located in an area zoned as single-family residential housing development as of July 1, 2025, on an *eligible site* as an allowed use development, if:
 - a) It is not within 75 feet of a *neighboring site*;
 - b) It has at least one parking space per unit or meets municipal or county zoning requirements for parking, whichever is less;
 - c) It meets all local regulations for water and sewer access;
 - d) The *eligible site* that as of January 1, 2025, has been owned by a religious institution for at least 15 consecutive years and primarily used for religious worship;
 - e) Classified as tax-exempt and will continue to be owned and maintained by the religious institution;
 - a) It is not more than 30 feet and two full floors;
 - b) It is within 150 feet of the boundary of an area zoned for single-family residential use; and
 - c) The *eligible site* is not located within half a mile of heavy industrial use, an airport or a military base. (Sec. 1, 2)
2. Establishes specified height, minimum setback and greatest maximum lot coverage requirements for an allowed use development on an *eligible site*. (Sec. 1, 2)
3. Establishes a maximum density bonus for an allowed use development on an eligible site. (Sec. 1, 2)

☐ Prop 105 (45 votes)

☐ Prop 108 (40 votes)

☐ Emergency (40 votes)

☐ Fiscal Note

4. Requires an allowed use development on an eligible site to be subject to a validly executed land trust agreement and establishes specified criteria that must be included. (Sec. 1, 2)
5. Requires an allowed use development on an eligible site to be subject to a validly executed ground lease agreement and establishes specified criteria that must be included. (Sec. 1, 2)
6. Instructs a religious institution that allows for development on an eligible site to notify in writing all residential neighborhoods located within half a mile of the religious institution. (Sec. 1, 2)
7. Requires the religious institution to conduct a community meeting to receive feedback from residential neighborhoods located within half a mile of the religious institution. (Sec. 1, 2)
8. Exempts certain lands, including land zoned for industrial use and land in areas designated as historic by a local government. (Sec. 1, 2)
9. Defines *eligible site*, *facing site*, *ground lease*, *neighboring site*, *religious institution* and *single family residential*. (Sec. 1, 2)