

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 2, SECTION 202 (DEFINITIONS) TO ADD OFFSITE MANUFACTURED HOME, OFFSITE MANUFACTURED HOME DEVELOPMENT, AND CLARIFY MODULAR HOME AND PARK MODEL. AMEND CHAPTER 6, SECTION 608.F (RESIDENCE DISTRICTS) TO ADD PARAGRAPH F.9 AND SECTION 647.A.2.K TO DELETE MOBILE HOME DEVELOPMENTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: That Chapter 2, Section 202 (Definitions), is amended to read:

Amend Chapter 2, Section 202 (Definitions) to add offsite manufactured home, offsite manufactured home development and clarify modular home and park model as follows:

Manufactured Home: A multi-sectional dwelling unit manufactured after June 15, 1976, and built to the Manufactured Housing Construction and Safety Standards and the State of Arizona Installation Requirements For Manufactured Housing.

Mobile Home: A structure built prior to June 15, 1976 that is a movable or portable dwelling unit constructed either to be towed on its own chassis, or designed to be installed or parked with or without a permanent foundation for human occupancy.

Mobile Home Development: Any lot, tract, or parcel of land used or offered for use in whole or in part, with or without charge, for the parking of occupied mobile homes.

Modular Home: A dwelling unit which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except that it does not include a manufactured home, mobile home, park model, or recreational vehicle as defined in this

section. MODULAR HOME CAN INCLUDE SHIPPING CONTAINER BUILT FOR RESIDENTIAL USE.

OFFSITE MANUFACTURED HOME: A DWELLING UNIT WHICH IS EITHER WHOLLY OR IN SUBSTANTIAL PART MANUFACTURED AT AN OFF-SITE LOCATION TO BE ASSEMBLED ON-SITE, WHICH INCLUDES A MANUFACTURED HOME, MOBILE HOME, PARK MODEL, OR MODULAR HOME AS DEFINED IN THIS SECTION.

OFFSITE MANUFACTURED HOME DEVELOPMENT: ANY LOT, TRACT, OR PARCEL OF LAND USED OR OFFERED FOR USE IN WHOLE OR IN PART, WITH OR WITHOUT CHARGE, FOR THE PARKING OF OCCUPIED OFFSITE MANUFACTURED HOMES.

Park Model: A trailer type unit not exceeding 400 square feet that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use that is built TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND on a single chassis mounted on wheels. PARK MODEL CAN INCLUDE STRUCTURE COMMONLY REFERRED AS "TINY HOME".

Recreational Vehicle: A vehicular type unit thirty-two (32) feet or less in length and eight (8) feet or less in width, primarily designed as a temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

Recreational Vehicle Park: Any lot, tract, or parcel of land used or offered for use in whole or in part with or without charge, for the parking of occupied recreational vehicles, tents, park models, or similar devices used for temporary living quarters for recreational camping or travel purposes.

SECTION 2: That Chapter 6, Section 608.F (Residence Districts), is amended to read:

Amend Chapter 6, Section 608.F. (Residence Districts) to add paragraph F.9 accordingly:

9. OFFSITE MANUFACTURED HOME DEVELOPMENTS.

a. OFFSITE MANUFACTURED HOME DEVELOPMENT IS ALLOWED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, AND C-3 ZONING DISTRICTS SUBJECT TO A USE PERMIT AND THE CONDITIONS OUTLINED BELOW:

(1) PLACEMENT FOR EACH OFFSITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

- (a) THERE SHALL BE A MINIMUM OF TWENTY FEET BETWEEN OFFSITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFFSITE MANUFACTURED HOME.
- (b) THERE SHALL BE AT LEAST FORTY FEET BETWEEN OFFSITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.
- (c) NO OFFSITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

(2) EACH OFFSITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST FIFTEEN FEET IN WIDTH.

(3) FOR EACH OCCUPIED OFFSITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST ONE HUNDRED FIFTY CUBIC FEET.

(4) ALL AREAS NOT COVERED BY STRUCTURES OR PAVED

SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE SITE PLANS REQUIRED UNDER SECTION 507.

- (5) SCREENING THE PERIMETER OF AN OFFSITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED.
- (6) THERE SHALL BE A NETWORK OF PEDESTRIAN WALKS CONNECTING OFFSITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES.
- (7) IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF SIXTY SQUARE FEET OF STORAGE SPACE FOR EACH OFFSITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.
- (8) EACH OFFSITE MANUFACTURED HOME SHALL A): BE AFFIXED PERMANENTLY TO THE GROUND OR B): HAVE "SKIRTING" AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.
- (9) ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.
- (10) NOT MORE THAN FIFTEEN PERCENT OF THE SPACES IN ANY ONE OFFSITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.
- (11) DEVELOPMENT OF OFFSITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION OF THE UNDERLYING ZONING DISTRICT.
- (12) PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFFSITE MANUFACTURED HOMES ONLY WHEN THERE IS NO SUBDIVISION OF THE MOBILE HOME DEVELOPMENT INTO INDIVIDUAL LOTS.
- (13) THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFFSITE MANUFACTURED HOME

DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON "OPEN SPACE" LAND. COMMON "OPEN SPACE" LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

- (a) AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR
- (b) DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR
- (c) VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR
- (d) REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR
- (e) GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF "OPEN SPACE" LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

SECTION 3: That Chapter 6, Section 647.A.2.k. (Special Permit Uses), is amended to read:

Amend Chapter 6, Section 647.A.2.k. (Special Permit Uses) to delete mobile home developments and renumber remaining section accordingly:

~~k. Mobile home developments.~~

- (1) **~~Purpose.~~** ~~The purpose of this mobile home park development section is to allow an alternative living style and dwelling type to conventional single-family and multifamily housing. Mobile homes can provide a major source of acceptable housing for moderate income persons with minimal maintenance. The standards contained in this section are intended to afford adequate air and space between units, screening, open and pedestrian spaces, and storage areas and other customary accessory facilities. In~~

~~addition, the district regulations and development review are designed to protect and enhance the mobile home site and its environs.~~

~~(2) **Permitted uses.** Mobile home development only when located in an R-2 and R-3 district, and subject to the following conditions:~~

- ~~(a) The site shall be at least ten acres unless it is an expansion of an existing development.~~
- ~~(b) Open space for each mobile home shall be provided as follows:
 - ~~(i) There shall be twenty feet of open space between mobile homes. The width of any common walk between mobile homes shall not be counted as part of this required open space. All annexes or structural additions shall be considered part of the mobile home. This space may be reduced to ten feet between awnings or canopies.~~
 - ~~(ii) There shall be at least forty feet between mobile homes on opposite sides of a private accessway.~~
 - ~~(iii) No mobile home shall be closer than eight feet to any private accessway or private drive.~~~~
- ~~(c) Each mobile home space shall have private outdoor living space of at least three hundred square feet. The least dimension of this space shall be at least fifteen feet.~~
- ~~(d) For each occupied mobile home space, there shall be a storage locker for yard tools and other bulky items convenient to the space. It shall be at least six feet high with a storage capacity of at least one hundred fifty cubic feet.~~
- ~~(e) All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the site plans required under Section 507.~~
- ~~(f) Screening the perimeter of a mobile home development by a wall or other approved material may be required.~~
- ~~(g) There shall be a network of pedestrian walks connecting mobile home spaces with each other and with development facilities.~~
- ~~(h) There shall be a laundry with a screened clothes drying yard.~~
- ~~(i) There shall be a screened storage yard or yards for boats,~~

~~recreational vehicles, etc. Such storage yards shall have a minimum of sixty square feet of storage space for each mobile home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.~~

- ~~(j) Each mobile home shall have "skirting" around its perimeter to screen its wheels and undercarriage, or the mobile home shall be placed in an excavation specifically designed to hide the wheels and undercarriage from view.~~
- ~~(k) All utilities and the wires of any central television or radio antenna system shall be underground.~~
- ~~(l) Not more than fifteen percent of the spaces in any one mobile home development shall be developed or used for recreational vehicles.~~
- ~~(m) Development shall be under the planned residential development option of the underlying zoning district.~~
- ~~(n) Private drives may be used for access to each mobile home only when there is no subdivision of the mobile home development into individual lots.~~
- ~~(o) There shall be a minimum of five percent of the total area of the mobile home development dedicated or reserved as usable common "open space" land. Common "open space" lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~
 - ~~(i) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~
 - ~~(ii) Dedicated streets, alleys, and other public rights-of-way; nor~~
 - ~~(iii) Vehicular drives, parking, loading, and storage areas; nor~~
 - ~~(iv) Required setback areas at exterior boundaries of the site; nor~~
 - ~~(v) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of "open space" land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

~~(p) Manufactured homes are permitted in mobile home developments which were existing prior to May 7, 2010 and shall not be subject to the design review standards outlined in the Guidelines for Design Review Section of the Zoning Ordinance.~~

~~***~~

PASSED by the Council of the City of Phoenix this 28th day of June, 2023

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager