

## ATTACHMENT A

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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 9, SECTION 902 (EXPANSION OF NONCONFORMING USE) TO ALLOW EXISTING MOBILE HOME DEVELOPMENTS TO INCREASE THE NUMBER OF UNITS BY 50% WITH ADMINISTRATIVE REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR.

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

SECTION 1: That Chapter 9, Section 902 (Expansion of Nonconforming Use), is amended to read:

**Amend Chapter 9, Section 902 (Expansion of Nonconforming Use) as follows:**

A nonconforming use shall not be expanded or extended beyond the floor area or lot area that it occupied on the effective date of these regulations, the effective date of any amendment to these regulations, or the effective date of annexation into the City rendering such use nonconforming, except that:

- A. A structure housing a nonconforming single-family residential use may be expanded up to fifty percent beyond the floor area or lot area that it occupied on the date it was rendered nonconforming, subject to obtaining a use permit in accordance with the procedures and standards of section 307; and
- B. An accessory structure for a nonconforming single-family residential use may be expanded up to fifty percent beyond the floor area or lot area that it occupied on the date it was rendered nonconforming, subject to obtaining a use permit in accordance with the procedures and standards of section 307.
- C. AN EXPANSION OF A MOBILE HOME DEVELOPMENT SHALL BE PERMITTED TO INCREASE THE NUMBER OF MOBILE HOME UNITS BY UP TO FIFTY PERCENT OF THE UNITS THAT LEGALLY EXISTED BEFORE JULY 1, 2023 WITH ADMINISTRATIVE REVIEW AND APPROVAL BY THE ZONING

ADMINISTRATOR. THE ZONING ADMINISTRATOR SHALL REVIEW AND HAVE DISCRETION TO ENSURE THAT THE ADDED UNITS MEET THE INTENT OF ADEQUATE SETBACK BETWEEN UNITS, PERIMETER SETBACKS, AND OTHER DEVELOPMENT STANDARDS THAT ARE CONSISTENT WITH THAT MOBILE HOME DEVELOPMENT.

No provision in this chapter shall be construed to permit expanding or extending a nonconforming use beyond the confines of the lot or parcel of land upon which it was located on the date the use became nonconforming or to permit any expansion of a nonresidential or multiple-family residential nonconforming use.

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

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MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager