

ORDINANCE NO. 74

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE 2-6, SECTION 2-6-1 AND SECTION 2-6-3 OF THE CODE OF THE CITY OF SAN LUIS BY ESTABLISHING ADDITIONAL ZONING DISTRICTS AND LAND REGULATIONS PERTAINING THERETO.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, ARIZONA:

Section 1. Chapter 2, Article 2-6, Section 2-6-1 of the Code of the City of San Luis is supplemented by adding the following additional zoning districts:

7. R-2 Intermediate Density Residential District
8. R-3 High Density Residential District
9. LI Light Industrial District
10. MH Manufactured Housing District
11. R-MH Residence - Manufacture Housing District

Section 2. Chapter 2, Article 2-6, Section 2-6-3 of the Code of the City of San Luis is supplemented by removing the last sentence and adding the following sentence in lieu thereof:

"Subarticles 604, 605, and 611 of Article VI and Section 80 of Appendix A in the Yuma County Zoning Ordinance, as they relate to the zoning classifications, are also adopted."

Section 3. Chapter 2, Article 2-6. Section 2-6-3 of the Code of the City of San Luis is further supplemented by adding the following:

"Sec. 2-6-3(a) Manufactured Housing District
(MH District)

- A. Purpose: This district is intended to accommodate manufactured homes, together with schools, parks and other services, in a suitable residential environment. Manufactured homes on individual lots within manufactured home subdivisions are permitted, provided they meet the minimum requirements of this District.
- B. Permitted Principal Uses:
 1. Manufactured Home Subdivisions
- C. Permitted Accessory Users:
 1. Accessory buildings, structures and uses in manufactured home subdivisions such as vestibule, carport, garage, storage or recreation facilities, and joint boat and trailer storage areas.
- D. Manufactured Home Subdivision Development Standards

Each parcel of land used for a manufactured home subdivision and individually owned lots within a subdivision shall comply with the following minimum regulations:

1. Area:
 - (a) Each parcel of land used for a manufactured home subdivision shall have a minimum of two (2) acres.
 - (b) In manufactured home subdivisions there shall be a minimum lot area of six thousand (6000) square feet per manufactured home lot.
2. Dimensions:
 - (a) Width - each manufactured home lot shall have minimum width of sixty (60) feet. In cases of irregularly shaped lots, the minimum width shall be measured twenty-five (25) feet back from the front property line.
 - (b) Depth - each manufactured home lot shall have a minimum depth of one hundred (100) feet.
3. Minimum Setbacks:
 - (a) Front Yard - Twenty-five (25) feet. Where a manufactured home lot has double frontage, the required front yard shall be provided on both streets. When a manufactured home lot has frontage on a street opposite from another residential zoning district, there shall be a front yard equal to the required front yard set-back of the adjoining residential zoning district.
 - (b) Side yard - seven (7) feet from interior lot lines and ten (10) feet from side street lot lines.
 - (c) Rear yard - twenty (20) feet.
4. Height Regulations: No principal building shall exceed twenty (20) feet in height and no accessory building shall exceed fifteen (15) feet in height.
5. Maximum Coverage: The maximum permitted coverage by the manufactured home unit and accessory buildings shall not exceed forty-five (45) percent of the manufactured home lot, excluding the first two (2) carports up to 400 square feet.
6. Streets: Streets shall be designed to the standards established by City of San Luis and shall be reviewed and approved by the City Manager.
7. Walkways: Walks shall be provided adjacent to dedicated streets and shall be reviewed by the City Engineer or Public Works Director.

8. Storm Drainage: Proper surface storm drainage will be provided and the drainage plans will be reviewed and approved by the City Engineer or Public Works Director.
9. Fire Hydrants: Approved fire hydrants shall be located at intervals of six hundred (600) feet as approved by the Fire Department and City Engineer or Public Works Director.
10. Recreational Vehicles: The location of recreational vehicle on a manufactured home lot shall be prohibited for human occupancy as residence.

E. Other Requirements for Manufactured Home Subdivisions and Manufactured Home Parks:

1. All manufactured homes in manufactured home subdivisions, parks, and other areas within the City of San Luis comply with the construction standards as adopted in Section 44-1704 and shall have an insignia of approval as required by Section 44-1710, and its successors, of the Arizona Revised Statutes.
2. All manufactured homes in subdivisions, parks, and other areas within the City of San Luis shall comply with the tie down requirements as adopted in Section 44-1704, R4-602, and its successors of the Arizona Revised Statutes.
3. There shall be not more than one (1) manufactured home per each manufactured home space.
4. All manufactured homes shall be equipped with toilet, bath and kitchen facilities and shall be connected to a sanitary sewer. Water and electrical service.
5. All manufactured homes shall be recessed with the frame to grade level or have solid approved skirting to the ground on all sides.
6. Placement of a manufactured home on an approved lot and the initial connection of utilities thereto shall be subject to a permit from and inspection by the Permits and Inspection Division, Department of Community Improvement. Any alternations or additions on said manufactured home space shall be subject to the same requirements."

7. Required Standard:

Minimum Distric Size	2 acres
Minimum Lot Size	6,000 sq ft
Minimum Lot Width	60 feet
Maximum Lot Coverage	45%
Maximum Building Height	30 feet
Minimum Street Yard Setback	25 feet
Minimum Side Yard Setback	7 feet
Minimum Rear Yard Setback	20 feet

Any Lot legally of record prior to May 31, 1989, which is less than the minimum six thousand (6,000) square foot lot size specified herein may be developed with one (1) single-family residence, whether site-built or manufactured; provided however, that this provision shall not exempt such lot from compliance with all other standards and criteria as specified herein.

"Sec. 2-63-(b) Residence - Manufactured Housing District
(R-MH District)

- A. Purpose: The principal purpose of the Residence-Manufactured Housing District (R-MH) is to provide for a mixture of site--built and manufactured housing in those residential areas wherein such mixture is deemed appropriate and compatible. In order to ensure visual compatibility between these housing types and to eliminate negative perceptions which may otherwise have a negative impact upon property values, it is intended that all dwellings meet specific architectural criteria in addition to porperty development standards.
- B. Applicability and General Requirements:
1. The Residence-Manufactured Housing District may be applied for or initialed within existing developed areas of the City, as well as in new development areas, subject to the requirements of Page 1 and 2, Section 'D' of this Ordinance.
 2. The Residence-Manufactured Housing District shall be the only district specified by this Ordinance wherein the mixture of the site-built residential dwellings with manufactured housing shall be permitted. Only those dwelling units, including additions, which meet the standards and criteria specified herein, shall be permitted within the Residence-Manufactured Housing District.
 3. Any Manufactured housing unit proposed for installation within the Residence-Manufactured Housing District shall be affixed with either of the following:
 - (a) A decal certifying that the dwelling unit has been inspected and constructed in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) in effect at the date of manufacture wherein such date shall not have been prior to June 15, 1986.
 - (b) A State of Arizona Insignia of Approval as defined by Arizona Revised Statutes, Section 32-1172, and its successors.
 4. The installation or construction of any dwelling unit, including any addition or modification thereto, proposed to accommodate any use as permitted herein, shall be subject to approval of a permit from the City of San Luis Building Official, or his designated representative. Such approval shall ensure that such installation, construction, and occupancy shall be in accordance with all applicable building code requirements as may be specified by federal, state or local law.
- C. Principal Uses:
1. One (1) dwelling unit for single-family residency, whether site--built ot manufactured, on any lot or parcel of land.
 2. Foster Home.

- D. Conditional Uses: Any of the following uses may be established or operated as a conditional use upon application and approval by the Planning and Zoning Commission:
1. Temporary subdivision sales offices, model home, and subdivision announcement signs, all of which shall be subject to the following:
 - (a) All such facilities shall be located within and used exclusively for selling property within the subdivision.
 - (b) Prior to any residential occupancy of dwelling unit used as a temporary office or model home, such dwelling shall be restored to comply with the applicable requirements of this Ordinance, and other City regulations governing residential occupancies.
 - (c) A time limit shall be specified by the Planning and Zoning Commission as part of any approval granted, by which time all such facilities shall be removed. Such time limit may be extended upon application and approval by the Commission.
- E. Development Standards: To meet the purpose of this district, all properties developed within the Residence-Manufactured Housing District shall comply with the following minimum properly development standards.
1. Required Standard:

Minimum District Size	2 acres
Minimum Lot Size	6,000 sq ft
Minimum Lot Width	60 feet
Maximum Lot Coverage	45%
Maximum Building Height	30 feet
Minimum Street Yard Setback	25 feet
Minimum Side Yard Setback	7 feet
Minimum Rear Yard Setback	20 feet

Any lot legally of record prior to December 31, 1982, which is less than the minimum six thousand (6,000) square foot lot size specified herein may be developed with one (1) single-family residence, whether site-built or manufactured; provided however, that this provision shall not exempt such lot from compliance with all other standards and criteria as specified herein.
 2. Accessory Structures: All accessory structures shall comply with the minimum setback requirements as specified herein, except that any detached structure which serves as a garage or storage building not containing living quarters may be located up to a side or rear property line within rear quarter of any lot or parcel classified within the Residence-Manufactured Housing District, subject to applicable requirements of the City building code.
- F. Exterior Appearance Criteria: The installation or construction of any dwelling unit within the Residence-manufactured Housing District, whether site-built or manufactured, shall comply with the following minimum criteria:

1. Width of Dwelling Unit: The minimum horizontal dimension of the dwelling unit as measured from outside faces of exterior walls shall be twenty-four (24) feet.
2. Roof Treatment:
 - (a) The roof shall be designed to achieve either a slope measuring not less than three (3) feet vertical rise for each twelve (12) feet horizontal run, or have a roof parapet, mansard shape, or other similar roofline treatment which screens the roof from any street view. Rounded roof surfaces shall be prohibited.
 - (b) In the event that the minimum slope is provided, the roof shall be covered with a roofing material commonly used in site-built residential construction, other than metal. For any minimum slope roof for greater, an overhang of sixteen (16) inches or greater shall also provide an integral part of the roof structure.
3. Exterior Building Materials: The exterior building facade including the trim, doors, windows, roof fascias, and the like, shall consist of wood, stucco, horizontal siding, brick masonry veneer, or other facsimile of a building material commonly used in site-built residential construction; provided, however, that metal siding, other than aluminum lap siding, shall be prohibited. Patio covers and detached storage buildings shall be exempt from this requirement.
4. Installation: The dwelling unit shall be set upon a permanent foundation or footing for the purpose of a permanent installation. Such installation shall render the dwelling no more portable than if it were constructed totally on site.
 - (a) The dwelling unit shall be permanently set upon the foundation wherein the exterior facade material of the dwelling shall be extended to a level not greater than six (6) inches above adjacent ground level.
 - (b) All exterior walls shall be solid and continuous to ground level.
5. Accessory Structures: In such cases where an open carport or patio cover is attached to one side of the dwelling unit and is visible from the street, no additional covered patio or open carport shall be attached to the opposite side of the dwelling, other than a covered entry not to exceed sixty (60) square feet in area.
6. Running Gear: Any device used to transport a dwelling to the site of installation, including the hitch, wheels, axles, or other devices used primarily for transport other than the chassis, shall be detached from the dwelling as apart of the installation procedure.

G. Plans Submittal: Any application for a permit for installing, constructing, or adding onto any dwelling unit within the Residence-Manufactured Housing District, shall be accompanied by a site plan and building elevations for review by the Department of Planning and Zoning to determine compliance with the requirements of this Section.

1. The site plan required shall be drawn to scale with complete dimensions of the lot or parcel upon which the dwelling is to be installed or constructed, dimensions of the dwelling on the property, the finished floor level, and all setbacks from the property line.

2. The building elevations required shall illustrate the style of facade for dwelling unit and any attached accessory structures as viewed from all four (4) directions, and the type of building materials used for the exterior finish of walls, roof, and the trim. The exterior elevation plans shall be sufficiently detailed to illustrate conformance with the required roof slopes, roofline treatments, overhangs, and building height."

PASSED AND ADOPTED by the Mayor and City council of the City of San Luis, Arizona, this 28th day of June, 1989.



Marco Antonio Reyes, Mayor

ATTEST:



Mark Espinoza, City Manager

APPROVED AS TO FORM:



Gerald W. Hunt, City Attorney