

MANUFACTURED HOME / RECREATIONAL VEHICLE TEXT AMENDMENTS

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PURPOSE

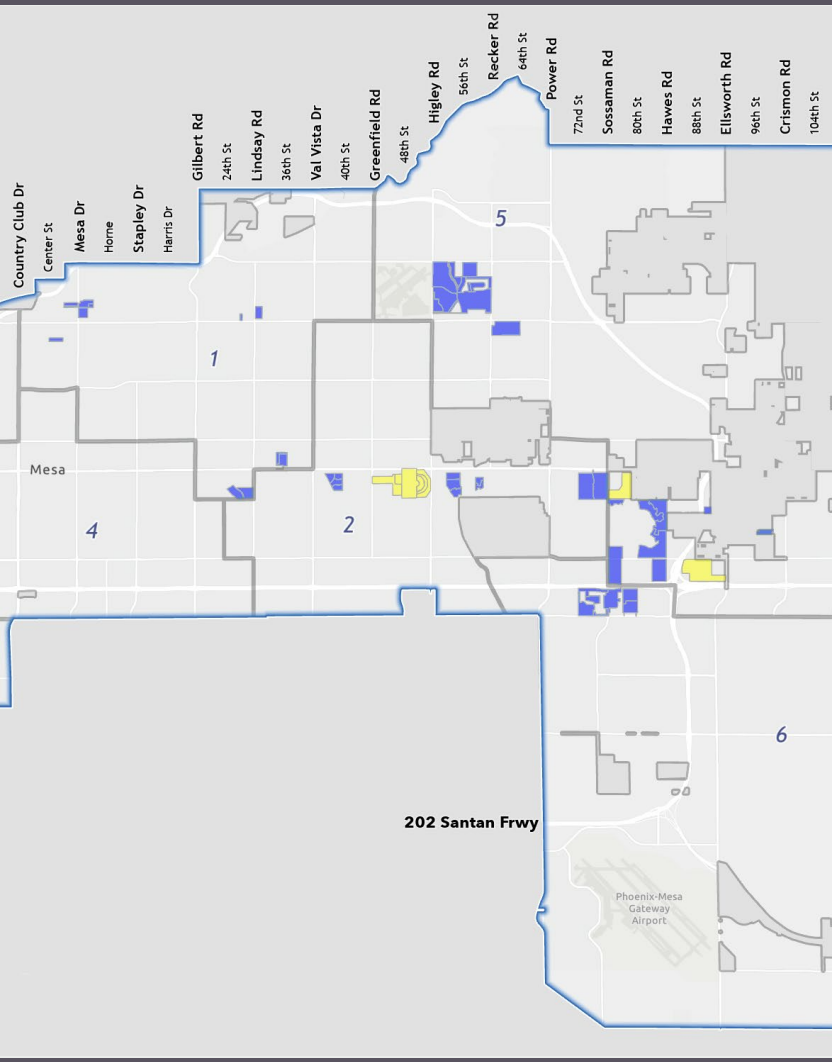
- Diversify housing types in Recreational Vehicle (RV) and Manufactured Home (MH) Subdivisions
- Provide housing choice in alignment with recommendations of the Balanced Housing Plan
- Address construction demands experienced in RV & MH Subdivisions



BACKGROUND

- Dwelling units of conventional construction prohibited in MH/RV parks and subdivisions
- Aging and limited floor plans of existing MH/RV units - increased demand for conventional construction
- Led to creative, sometimes unsafe, solutions to get around conventional construction prohibitions
- Prohibition of conventional construction restricts Accessory Dwelling Units (ADUs)

BACKGROUND



- 26 MH/RV Subdivisions
 - 5 RV Subdivisions
 - 21 MH Subdivisions
- 11,892 total lots
 - 5,282 RV Subdivision lots
 - 6,610 MH Subdivision lots
- 3,615 lots w/ direct access to services (water & sewer)

BACKGROUND

Subdivision Type	Lot Size $\leq 1,000$ SF	Lot Size 1,001 to 2,000 SF	Lot Size 2,001 to 3,000 SF	Lot Size $\geq 3,001$ SF
RV Subdivisions (~400 SF unit)	0	3,437	1,698	147
MH Subdivisions (500-3,000 SF units)	0	276	573	5,581

PROPOSED AMENDMENTS

- Allow dwelling units of conventional construction in RV/MH **Subdivisions only**, subject to the following:
 - Compliance with Building Regulations
 - Compliance with Subdivision Regulations
 - Connections to utilities
 - Compliance with all applicable development standards
 - Limit height to 1 story



PROPOSED AMENDMENTS

- Modify RV Accessory Structure definition and development standards to match Manufactured Home Accessory Structure
- Limit to 1 story
 - Directly accessible through RV
 - Max. 100% of RV floor area
 - Removed 30 days after RV removal
 - Compliance with Building Regulations
 - Conforms to development standards

MUNICIPAL COMPARISON

Municipality	Conventional Construction Permitted		Notes
	Yes	No	
Apache Junction	x		
Phoenix	x		Only permitted in existing legal non-conforming MH subdivisions
Tempe	x		No MH subdivisions have been approved
Suprise	x		Does not allow new MH/RV subdivisions
Glendale	x		
Peoria	x		



QUESTIONS



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PARK MODEL VS RV

The main differences between park models and RVs are:

- **Size:** Park models are more spacious than RVs, with higher ceilings, bigger rooms, and more kitchen and bathroom space.
- **Portability:** RVs are designed to be highly portable, either with a built-in engine or simply being towed with a pickup truck or SUV. On the other hand, while park models can be moved, they are designed to be semi-permanent, and it may require specialized equipment to move them.
- **Sturdiness:** Since park models are designed to be set in one place, they're usually sturdier than RVs, which are built for lightweight portability.
- **Plumbing:** RVs are designed with holding tanks for water and waste, while park models are usually designed to be hooked up to local water and sewage utilities.