



# City Council Report

**Date:** May 19, 2025

**To:** City Council

**Through:** Marc Heirshberg, Deputy City Manager

**From:** Nana Appiah, Development Services Director  
Mary Kopaskie-Brown, Planning Director  
Rachel Phillips, Assistant Planning Director

**Subject:** Mesa Zoning Ordinance text amendment (**Manufactured Home/Recreational Vehicle Ordinance**) - Proposed amendments to Chapters 34 and 87 of the Mesa City Code. (Citywide)

## Recommendation

### Staff Recommendation:

Staff recommends that Planning and Zoning Board recommend that City Council adopt the proposed Mesa Zoning Ordinance (MZO) Manufactured Home/Recreational Vehicle text amendments.

### Community and Cultural Development Committee Recommendation:

On March 24, 2025 the Community and Cultural Development Committee voted (3-0) that the proposed Mesa Zoning Ordinance (MZO) Manufactured Home/Recreational Vehicle text amendments be forwarded to the Planning and Zoning Board and then to City Council for discussion.

### Planning and Zoning Board Recommendation:

On April 23, 2025 the Planning and Zoning Board voted 4-0 to recommend that City Council adopt the proposed Mesa Zoning Ordinance (MZO) Manufactured Home/Recreational Vehicle text amendments.

## Purpose

Staff is recommending certain amendments to Chapter 34 - Manufactured Home/Recreational Vehicle Regulations and Chapter 87: Definitions of the MZO to encourage redevelopment within Manufactured Home and Recreational Vehicle subdivisions and to increase the utility of properties within Recreational Vehicle Parks.

Details of the proposed text amendments are attached in Exhibit 1 – Manufactured Home/Recreational Vehicle Ordinance. Specifically, the proposed text amendments:

1. Modify the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow dwelling units of conventional construction;
2. Modify the development standards for Recreational Vehicle Accessory Structures; and
3. Modify definitions related to Manufactured Homes and Recreational Vehicles.

## **Discussion**

### **1. Modify the permitted uses in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions to allow dwelling units of conventional construction.**

Chapter 34 of the MZO regulates the use of recreational vehicles and manufactured homes for residential purposes within Recreational Vehicle Parks and Subdivisions and within Manufactured Home Parks and Subdivisions.

Recreational Vehicle Parks and Manufactured Home Parks are owned by a single entity in which spaces are rented to residents for the placement of their recreational vehicle or manufactured home.

Recreational Park Subdivisions and Manufactured Home Subdivisions are similar to a typical residential subdivision where residents own the lot or parcel on which their home is located. However, Chapter 34 of the MZO prohibits dwelling units of conventional construction from being erected in Recreational Vehicle Subdivisions and Manufactured Home Subdivisions. This limitation results in challenges for residents of Recreational Vehicle and Manufactured Home Subdivisions to meet their growing needs. Many of these subdivisions contains dwelling units that are nearing the end of their lifespan. Residents have expressed a desire to replace them with dwelling units of conventional construction and cited difficulties obtaining funding for recreational vehicles and manufactured homes.

In May 2024 HB 2720 was passed by the state legislature which requires municipalities to allow ADUs on every lot or parcel where a single-family dwelling is permitted. Lots within Recreational Vehicle Subdivisions and Manufactured Home Subdivisions are classified as single residence lots and, therefore, must be allowed to construct an ADU. The MZO currently prohibits manufactured homes from being used as ADUs, which essentially prohibits ADUs because conventional construction is prohibited. Allowing dwelling units of conventional construction is necessary to meet HB 2720.

2. **Modify the development standards for Recreational Vehicle Accessory Structures.**

The current development standards for Recreational Vehicle Accessory Structures, in both Parks and Subdivisions, are challenging for owners of recreational vehicles who wish to construct additions to their residences. As currently written, only Arizona rooms or storage rooms are permitted as accessory structures to recreational vehicles.

Staff recommends modifying the development standards for Recreational Vehicle Accessory Structures to allow more flexibility for homeowners to expand or modify their homes, subject to all Building Regulations, setback, and parking requirements. Development Standards for storage buildings and space are also included to limit the size, height and location.

3. **Modify definitions related to Manufactured Homes and Recreational Vehicles.**

Staff recommends modifying certain definitions related to Manufactured Homes and Recreational Vehicles for improved clarity and consistency. The proposed definitions are provided below.

**MANUFACTURED HOME (MH) RELATED DEFINITIONS:**

***Manufactured Home:*** A residential dwelling unit built in accordance with and certified as a Manufactured Home under the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976, and the laws of the State Office Of Manufactured Housing. This term does not include conventionally built dwelling units, factory built dwelling units, mobile homes, recreational vehicle park models, or recreational vehicles.

***Manufactured Home Lot:*** A parcel of land within an approved Manufactured Home Subdivision which is shown in the records of the Maricopa County Recorder's Office.

***Manufactured Home Park:*** An approved residential development, that is designed in accordance with the purpose of this Ordinance, which is owned by one (1) entity and in which individual manufactured home spaces are provided, whether or not a charge is made for such accommodation.

***Manufactured Home Subdivision:*** An approved residential subdivision, as shown in the records of the Maricopa County Recorder's Office that is designed and approved in accordance with the purpose of this ordinance and Subdivision Regulations, in which individual ownership of a manufactured home lot is permitted.

## **RECREATIONAL VEHICLE (RV) RELATED DEFINITIONS:**

**Accessory Structure, Recreational Vehicle:** *a subordinate building or structure that is customarily incidental to a recreational vehicle or recreational vehicle park model and is located on the same lot or parcel of land as the recreational vehicle or recreational vehicle park model, which is used for living purposes, garages, carports, ramadas, awnings, patios or similar.*

**Recreational Vehicle (RV):** *a vehicular type portable structure, which can be towed, hauled or driven, primarily designed as temporary living accommodation for recreational, camping, and travel use and not designed for permanent residential or commercial purposes that: 1) contains its own motive power; 2) is drawn by another vehicle; or 3) is mounted on another vehicle. this term does not include conventionally built dwelling unit, factory built dwelling unit, or manufactured homes.*

**Recreational Vehicle (RV), Park Model:** *A recreational vehicle built on a single chassis, mounted on wheels, has a gross trailer area not exceeding four hundred (400) square feet in the set-up mode, and is certified by the manufacturer as complying with the ANSI A119.5 standards for recreational park trailer. This term does not include conventionally built dwelling unit, factory built dwelling unit, or manufactured homes.*

**Recreational Vehicle Lot:** *A parcel of land within an approved Recreational Vehicle Subdivision, as shown in the records of the Maricopa County Recorder's Office.*

**Recreational Vehicle (RV) Park:** *An approved residential development that is designed in accordance with the purpose of this Ordinance, which is owned by one (1) entity in which individual spaces are provided for temporary portable housing purposes, whether or not a charge is made for such accommodation.*

**Recreational Vehicle Subdivision:** *An approved residential subdivision, as shown in the records of the Maricopa County Recorder's Office that is designed in accordance with the purpose of this Ordinance and Subdivision Regulations, in which individual ownership of a recreational vehicle lot is permitted.*

## **Citizen Participation**

### **Developers Advisory Forum:**

- On January 16, 2025, the proposed text amendments were presented to the Developer's Advisory Forum.
- No comments or questions were provided.

### **Open House:**

Property owners and HOAs within Manufactured Home and RV Subdivisions were invited to both an in person and virtual open house to discuss the proposed text amendments.

- The in-person open house was held on March 10, 2025 at the Red Mountain Community Center
  - 26 people attended the open house
- The virtual open house was held on March 13, 2025 via Zoom.
  - 8 people attended the open house
- Attendees had the following questions and/or comments:
  - Setbacks/Heights/Land Use Regulations
  - Property Tax Impacts
  - Construction/Housing Types
  - HOA Prohibitions
  - Utility Requirements
  - Timeline
- During the open houses an online questionnaire was conducted, asking participants:

*Should conventional construction be allowed in MH/RV Subdivisions?*

Questionnaire Response		
Strongly Agree	23	77%
Agree	0	0%
Neither Agree or Disagree	1	3%
Disagree	0	0%
Strongly Disagree	6	20%
Total	30	100%

- In addition to discussions held during the open houses, staff compiled a list of participant questions and provided written responses. The responses were emailed to attendees and residents on the Long Range Planning email distribution list (Exhibit 4).

## Implementation

Staff recommends the ordinance approving the proposed text amendments become effective 30 days from the date of City Council approval.

## Exhibits

Exhibit 1 – Manufactured Home/Recreational Vehicle Regulations Ordinance  
 Exhibit 2 – Venture Out Petition  
 Exhibit 3 – Open House Question and Response  
 Exhibit 4 – Public Comment