



DATE: November 13, 2024
TO: Planning and Zoning Board
THROUGH: Nana Appiah, Development Services Director
Mary Kopaskie-Brown, Planning Director
Rachel Nettles, Assistant Planning Director
FROM: Cassidy Welch, Senior Planner
SUBJECT: Mesa Zoning Ordinance text amendment (**Manufactured Home/Recreational Vehicle Ordinance**)- Proposed amendments to Chapters 34 and 87 of the Mesa City Code.

RECOMMENDATION:

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

PURPOSE AND BACKGROUND:

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 the definition of Accessory Structure, Recreational Vehicle.

SUMMARY OF THE AMENDMENTS AND EXPLANATION:

- 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 the definition of Accessory Structure, Recreational Vehicle.

The current definition for Recreational Vehicle Accessory Structure limits accessory structures or additions to non-livable areas such as storage buildings, patios, carports or similar. This has caused confusion and difficulties for the owners of recreational vehicles who wish to construct additions to their residences.

Staff recommends a revision to expand the definition of Recreational Vehicle Accessory Structure to allow for incidental living, garages, carports, awnings, patios or similar.

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

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