

MANUFACTURED HOME / RECREATIONAL VEHICLE TEXT AMENDMENTS

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BACKGROUND

- Dwelling units of conventional construction prohibited in MH/RV parks and subdivisions
- Aging and limited floor plans, and financing challenges have led to:
 - Increased demand for conventional construction
 - Creative solutions to get around conventional construction prohibitions
- Prohibition of conventional construction restricts Accessory Dwelling Units (ADUs)

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 development standards to match Manufactured Home Accessory Structure

- Limit to 1 story
- Directly accessible through RV
- Max. 100% of RV floor area
- Removed 60 days after RV removal
- Compliance with Building Regulations
- Conforms to development standards



PROPOSED AMENDMENTS

- Modify definitions for:
 - Manufactured Home
 - Manufactured Home Lot
 - Manufactured Home Park
 - Manufactured Home Subdivision
 - Accessory Structure, Recreational Vehicle
 - Recreational Vehicle
 - Recreational Vehicle Lot
 - Recreational Vehicle Park
 - Recreational Vehicle Subdivision
- Add a definition for:
 - Recreational Vehicle, Park Model



MUNICIPAL COMPARISON

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Municipality	Permit MH/RV Developments	Conventional Construction Permitted within MH/RV Developments	Notes
Apache Junction	Yes	Yes	
Phoenix	Yes	Yes	Only permitted in existing legal non-conforming MH subdivisions
Tempe	Yes	Yes	No MH subdivisions have been approved
Surprise	Yes	Yes	Does not allow new MH/RV subdivisions
Gilbert	No	--	
Scottsdale	No	--	
Chandler	No	--	

RECOMMENDATIONS

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Planning & Zoning Board

- November 13, 2024 - Recommendation: Adoption (7-0)

Community and Cultural Development Committee

- February 6, 2025
 - Asked staff to conduct public outreach
 - Evident that staff should modify certain definitions for clarity
- March 24, 2025 - Recommendation: Return to P&Z and then to City Council (3-0)

Planning & Zoning Board

- April 23, 2025 - Recommendation: Adoption (4-0)

PUBLIC OUTREACH

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- **In-Person Public Meeting**

- March 10th
- 26 attendees

- **Virtual Public Meeting**

- March 13th
- 8 attendees

- **Comments/Questions**

- Setbacks/Heights/Land Use Regulations
- Property Tax Impacts
- Construction/Housing Types
- HOA Prohibitions
- Utility Requirements
- Timeline

- **Questionnaire:** 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%



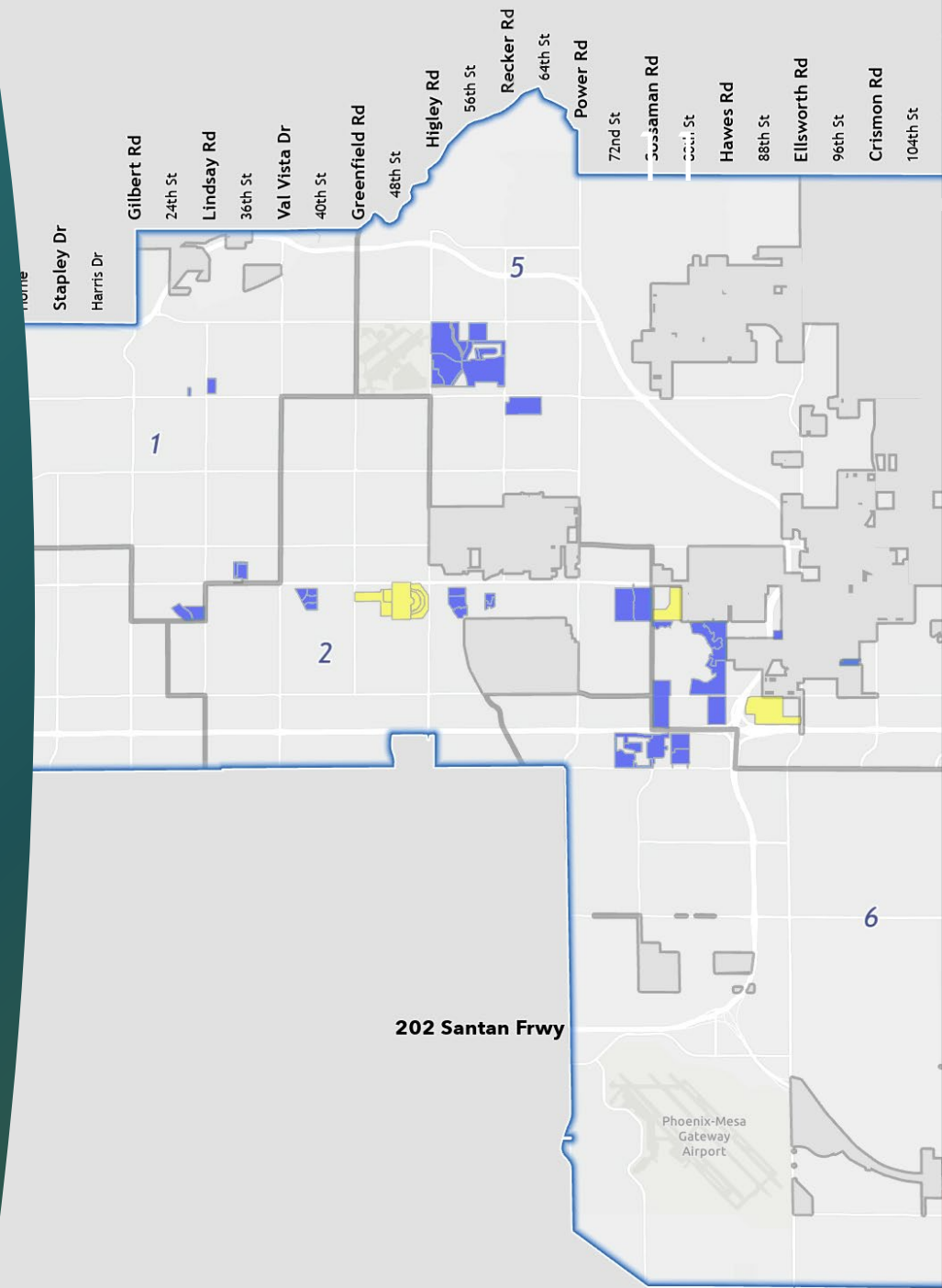
QUESTIONS



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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)



HOUSING TYPES

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	Constructed in Factory and Transported to Site			Constructed in Factory & Assembled On-Site	Constructed On-Site
	Recreational Vehicle	Park Model Recreational Vehicle	Manufactured Home	Factory Built	Conventional Construction
					
Also Known As	Travel Trailer	Tiny Home	Mobile Home (Before 1976)	Modular Pre-Engineered Tiny Home	Site-Built Stick-Built
Building Code	RV Industry Association & American National Standards Institute	American National Standards Institute	Department of Housing and Urban Development	International Residential Code	International Residential Code
Building Standards	<ul style="list-style-type: none"> Constructed off-site and transported to site Built on a portable chassis Receives title through MVD 	<ul style="list-style-type: none"> Constructed off-site and transported to site Built on a portable chassis Receives title through MVD 	<ul style="list-style-type: none"> Constructed off-site and transported to site Built on a permanent chassis Receives title through MVD 	<ul style="list-style-type: none"> Constructed in sections off-site and transported to site Assembled on-site on a permanent foundation Certificate of occupancy from ADOH 	<ul style="list-style-type: none"> Constructed on-site Built on a permanent foundation Receives a certificate of occupancy from the City of Mesa
MZO Permitted Locations	<ul style="list-style-type: none"> In designated RV Parks & Subdivisions 	<ul style="list-style-type: none"> In designated RV Parks & Subdivisions 	<ul style="list-style-type: none"> In designated MH Parks & Subdivisions In RV Parks & Subdivisions with approval of a Special Use Permit 	<ul style="list-style-type: none"> Outside MH & RV Parks & Subdivisions 	<ul style="list-style-type: none"> Outside MH & RV Parks & Subdivisions
Allowed as an ADU	No	No	No	Yes	Yes
Insurance	Specialized due to transportation and construction	Specialized due to transportation and construction		Typical home insurance	Typical home insurance

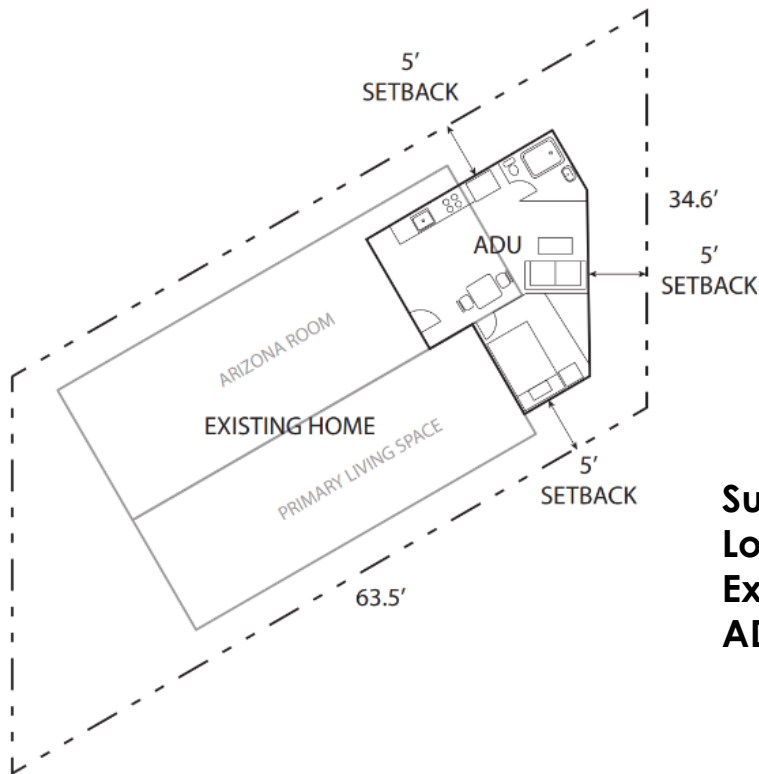
SUMMARY OF LOT SIZES – RV/MH SUBDIVISIONS AND RSL PARCELS

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Subdivision Type	Lot Size ≤1,000 SF		Lot Size 1,001 to 2,000 SF		Lot Size 2,001 to 3,000 SF		Lot Size 3,000 to 4,500 SF	
	# lots	% of total lots	# lots	% of total lots	# lots	% of total lots	# lots	% of total lots
Recreational Vehicle (~400 SF Units)	0	(0%)	3,437	(65%)	1,698	(32%)	147	(3%)
Manufactured Home (500-3,000 SF Units)	0	(0%)	276	(4%)	573	(9%)	5,581	(87%)
Small-Lot Single Residence (Unit SF Varies)	42	(1%)	433	(8%)	1,220	(21%)	4,072	(70%)

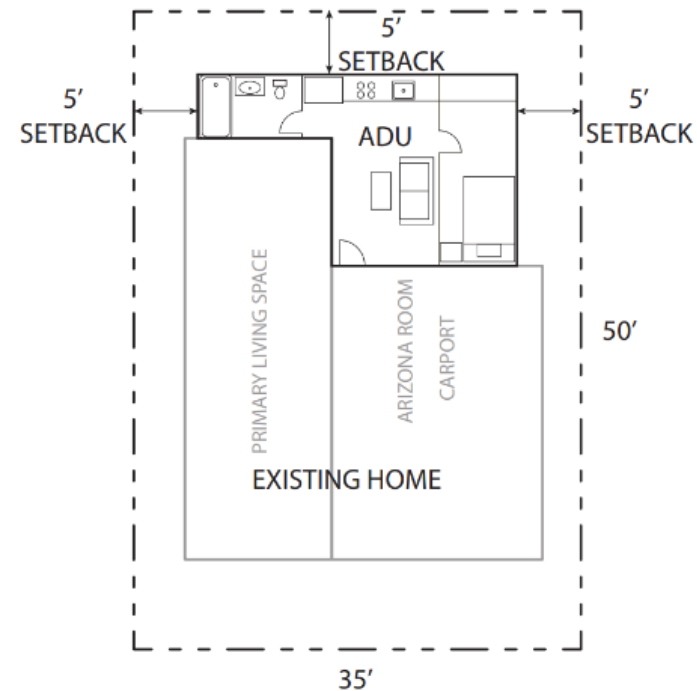
ADUs - EXAMPLES IN MH/RV SUBDIVISIONS

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Subdivision: Venture Out
Lot Size: 1,923 SF
Existing Unit: 374 SF
ADU: 280 SF

RV Subdivision

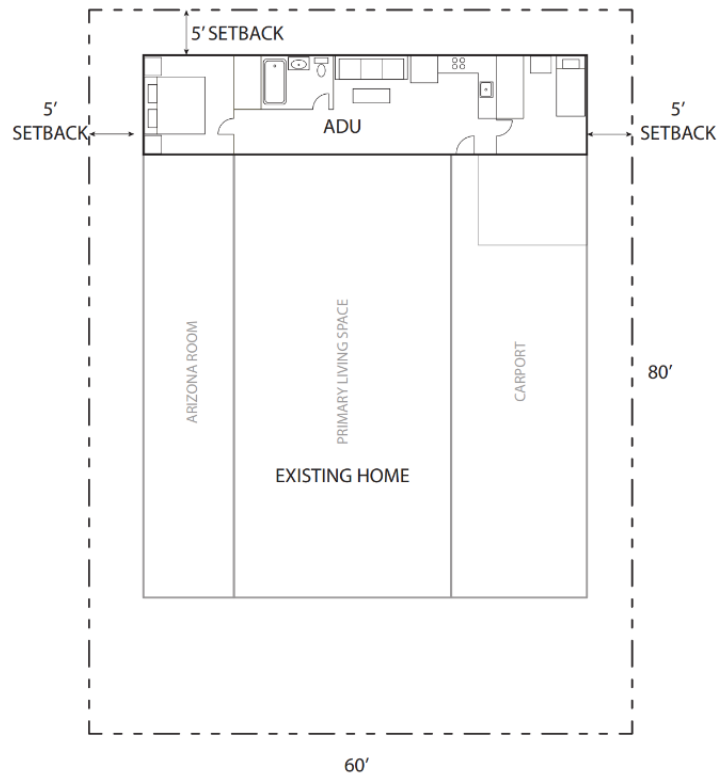


Subdivision: Valle Del Oro
Lot Size: 1,884 SF
Existing Unit: 363 SF
ADU: 270 SF

RV Subdivision

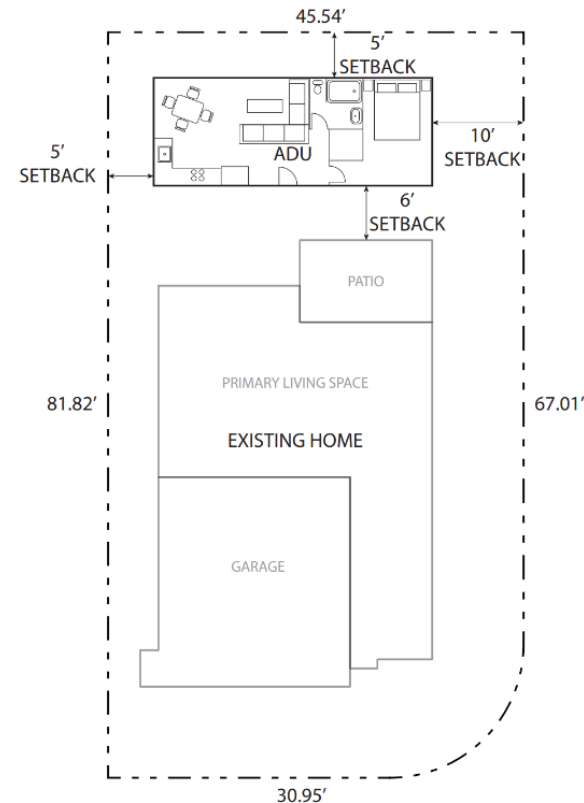
ADUs - EXAMPLES IN MH/RV SUBDIVISIONS

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MH Subdivision

Subdivision: Apache Wells
Lot Size: 4,873 SF
Existing Unit: 1,176 SF
ADU: 539 SF



RSL Subdivision

Subdivision: Monticello
Lot Size: 3,704 SF
Existing Unit: 2,036 SF
ADU: 360 SF