



MANUFACTURED HOME / RECREATIONAL VEHICLE AS ACCESSORY DWELLING UNITS

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**FOLLOW UP
FROM
FEBRUARY 2025
MEETING**

Explore potential use of
Manufactured Homes and
Recreational Vehicles as
Accessory Dwelling Units (ADUs)
outside of designated MH/RV
subdivisions



BACKGROUND

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- Mesa has allowed ADUs since at least 1939
- May 2024 – HB 2720 signed into law
- October 2024 – Council adopted amendments pertaining to ADUs
- Manufactured Homes and Recreational Vehicles are only allowed to be used as a dwelling unit within MH/RV Parks and Subdivisions

OPPORTUNITIES

Increase housing diversity

Affordability

Ease of installation, mobility

Can be obtained quickly

Newer models energy efficient

CHALLENGES

Potential insurance and financing issues

Concerns related to fire response

Fixed size reduces potential to maximize ADU size

Designed with temporary utility connections

Siting difficulties

Setback compliance due to mobility

MUNICIPAL COMPARISON

Municipality	Alternative Construction Permitted		Notes
	Park Models/RVs	MHs	
Apache Junction	No	No	
Queen Creek	No	No	
Scottsdale	No	No	
Phoenix	Park Model only	Yes	Only permitted with foundation or permanently affixed
Tempe	Park Model only	Yes	Only permitted with foundation or permanently affixed
Gilbert	Park Model only	Yes	Only permitted with foundation or permanently affixed
Chandler	Park Model only	Yes	Subject to ADU standards



QUESTIONS



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