

Case No. PZ-23-00137- Manufactured Home (MH) Zone Lot Development Standards

Provisions that are being deleted are shown in bold strikethrough
 Provisions that are being added are shown in bold black text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.C to modify as follows:

C. Residential Zones – Building Form Standards and Property Development Standards. The building form and property development standards shown in Table 10-40.30.030.C. shall apply to all property within the corresponding residential zone.

Table 10-40.30.030.C.								
Residential Zones – Building Form and Property Development Standards								
	Residential Zones							
	RR	ER	R1	R1N	MR	HR	MH	
Residential development subdivided by a plat								
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated on the final plat approved by the City Council and recorded. When a recorded plat does not have setbacks delineated, the Building Placement Requirements of this table shall govern.							
Setbacks	(2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of the property’s zone, unless alternate lot sizes and setbacks are approved by the City Council on a final plat that is recorded.							
Building Placement Requirements								
Setbacks								
Front (min.)								
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'	
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'	
For Parking	--	--	25'	--	--	--	--	

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Side (min.)							
Interior Side Yard	10'	20' min./45' total	8'	6'	5'	5'	8'
Street Side Yard	25'	20'	15'	6'	5'	5'	12'
Rear (min.)	10'	60'	25' ²	15'	15' ³	15' ³	10'
Building Form Requirements							
Building Height (max.) ^{12, 13, 14}	35'	35'	35'	35'	35'	60' ⁴	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Density Requirements See Division 10-30.20, Affordable Housing Incentives							
Density: Gross (units/acre)							
Min.	--	--	2	2	6	10	--
Maximum without the Resource Protection Overlay (RPO)	1	1	6	14	14	29 ⁵	11
Maximum with the RPO, inside of a pedestrian shed of an activity center ⁸	1	1	6	14	14	29 ⁵	11
Maximum with the RPO, outside of a pedestrian shed of an activity center ⁸	1	1	5	--	9	22	4
Multiple-Family Developments with four dwelling units or more, Bedrooms per Acre							

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	Maximum without the RPO	---End note 15---	15	--	35	72.5	--	
	Maximum without the RPO with a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center ¹⁸	---End note 16---	21	--	49 ¹⁷	101.5 ¹⁷	--	
	Maximum with the RPO	---End note 15---	12.5	--	22.5	55	--	
	Maximum with the RPO and a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center ¹⁸	---End note 16---	17.5	--	31.5 ¹⁷	77 ¹⁷	--	
Lot Requirements								
Area								
	Gross (min.)	1 ac ⁶	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac 4,000 sf
	Per Unit (min.)	1 ac ⁶	1 ac	6,000 sf	3,000 sf	End note ⁵	End note ⁵	4,000 sf

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Width							
Interior Lots (min.)	100' ⁷	149' ⁸	60' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	-- 40'
Corner Lots (min.)	100' ⁷	149' ⁸	65' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	-- 45'
Depth (min.)	200' ⁷	--	100' ⁸	100'	100' ⁸	75' ^{8,10}	--100'
Other Requirements							
Open Space (% of Development Site Area) ¹¹	--	--	--	--	See Table 10-40.30.030.A		
Fences and Screening	See Division 10-50.50						
Landscaping	See Division 10-50.60						
Lighting	See Division 10-50.70						
Parking	See Division 10-50.80						
Signs	See Division 10-50.100						
End Notes							
1. 15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).							
2. One or two story residential buildings and decks attached to those buildings may be built to 15' from the rear property line; provided, that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.							
3. May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided; see Section 10-40.30.030.H.							
4. Building height can be exceeded with approval of a Conditional Use Permit.							
5. The maximum number of units for each lot is based on the following:							

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<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Area of Lot</th> <th style="width: 70%;">Required Lot Area Per Dwelling Units</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">5,000 to 14,000 square feet</td> <td style="text-align: center;">2,500 square feet</td> </tr> <tr> <td style="text-align: center;">14,001 to 24,000 square feet</td> <td style="text-align: center;">2,000 square feet</td> </tr> <tr> <td style="text-align: center;">24,001 square feet and over</td> <td style="text-align: center;">1,500 square feet</td> </tr> </tbody> </table>								Area of Lot	Required Lot Area Per Dwelling Units	5,000 to 14,000 square feet	2,500 square feet	14,001 to 24,000 square feet	2,000 square feet	24,001 square feet and over	1,500 square feet
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5,000 to 14,000 square feet	2,500 square feet														
14,001 to 24,000 square feet	2,000 square feet														
24,001 square feet and over	1,500 square feet														
6. Five-acre minimum where public water supply and public streets are not available to serve the property.															
7. Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.															
8. Within a Planned Residential Development, the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.280, Planned Residential Development).															
9. Lot width measured at the setback line.															
10. On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.															
11. Common open space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, "open space" includes active and passive recreation uses, landscape areas, and community gardens.															
12. Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.															
13. The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director															

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may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.							
14. Steeples, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property's zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.							
15. Multiple-Family Developments are allowed 3 bedrooms for the first acre of a Development Site and 2.5 bedrooms per acre for each additional acre of a Development Site.							
16. Multiple-Family Developments are allowed 4 bedrooms for the first acre of a Development Site and 3.5 bedrooms per acre for each additional acre of a Development Site.							
17. Additional bedrooms per acre may be approved on a lot or parcel inside of a pedestrian shed of a Regional Activity Center delineated on the General Plan or applicable Specific Plan with an HOHD Conditional Use Permit.							
18. Activity centers are delineated on the General Plan or applicable Specific Plan.							
Key							
-- Not Applicable							

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.210: Manufactured Homes as follows:

10-40.60.210 Manufactured Homes

A. **Parking or Placement of a Manufactured Home.** A manufactured home for residential purposes may be placed only in a manufactured home park or subdivision in any zone where such park or subdivision is permitted, except as provided by this section.

B. **Temporary Manufactured Homes and Trailers.** Temporary manufactured homes and trailers may be used under the following circumstances, and shall be limited as follows to other than residential uses:

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1. As a construction office use while a new building is under construction on the same lot. If such manufactured home is used as a real estate sales office, a temporary use permit is required. See Section 10-20.40.150, Temporary Use Permits, for temporary uses.
 2. With a temporary use permit, to operate a business by the owner or lessee during the time of construction of a new building on the same commercial or industrial site. See Section 10-20.40.150, Temporary Use Permits.
 3. For subsections (B)(1) and (B)(2) of this section, such manufactured homes or trailers shall be removed from the site prior to the issuance of a certificate of occupancy for the new building on the same lot.
- C. Manufactured Home Subdivisions. Additional standards for manufactured home subdivisions are included in Chapter 11-20, Subdivision and Land Split Regulations.
- D. Manufactured Home Park.
- ~~1. The minimum area of the manufactured home park shall be five acres.~~
 12. The density of manufactured home parks ~~developments~~ shall be regulated by **the allowed density of the Manufactured Housing zone in addition to the** separation requirements and recreational requirements as set forth in these standards.
 23. **Maps Site plans** showing location of all parking spaces, buildable areas, accessory buildings, and common buildings, and for all common open areas, shall be included with an application for approval of a manufactured home park.
 34. The area in which buildings, structures, manufactured homes, single-family homes, and accessory buildings are located shall be shown on a **map site plan** for each site. This area is called the buildable area. The maximum length and width of any manufactured home shall be shown on the **map site plan** within each buildable area.
 45. No manufactured home, structure, single-family dwelling, or accessory building may be located outside of the buildable areas indicated on the **map site plan**.
 56. No buildable area may be located any closer than 16 feet from another buildable area.

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67. No buildable area may be closer than eight feet from property boundaries.

78. There shall be a minimum distance of eight feet between the front of the buildable area and any private street. There shall be a minimum distance of 12 feet between the side of a buildable area and a private street. A minimum distance of 25 feet shall exist between any buildable area and a public street with no access from a buildable area onto a public street.

89. Recreation Area.

a. Not less than 10 percent of the gross site area shall be devoted to recreational facilities and common area.

b. Recreation areas shall generally be provided in a central location in the manufactured home park. Recreational areas can be decentralized if at least one area of at least two-thirds acre can be provided.

c. No recreation area shall be smaller than 5,000 square feet.

d. Recreation areas may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings. When such community buildings and community use facilities are provided, for each square foot of recreational building area, the open space requirements shall be reduced by three square feet.

e. All recreation areas shall be maintained in a dust free condition.

910. Streets.

a. All private streets shall be improved in accordance with the *Engineering Standards*.

b. All manufactured home parks shall be provided with safe, convenient paved vehicular access from abutting streets to each mobile home lot.

c. Entrances to a manufactured home park shall have two separated direct connections to public streets and shall be designed to allow free movement of traffic on such adjacent streets.

d. Access to a manufactured home park shall not be through a residential area to reach a collector route.

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1044. All outdoor lighting shall comply with the provisions of Division 10-50.70, Outdoor Lighting Standards.

1142. Standards for Manufactured Home Spaces.

a. The limits of each manufactured home space shall be clearly marked on the ground following the dimensions and layout of the site plan for the manufactured home park.

b. Each manufactured home space shall be improved to provide adequate support for the placement and tie down of the manufactured home.

c. Each manufactured home space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than 300 square feet with at least a dimension of 15 feet. This area shall not be a part of the buildable area.

1243. Solid Waste Disposal System. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning of the area. Solid waste collection stands shall be screened in accordance with the standards provided in Division 10-50.50, Fences and Screening.

1344. Storage Area. Storage areas shall be provided for the storage of boats, travel trailers, utility trailers, and extra vehicles at the ratio of 300 square feet for each four manufactured home spaces. Storage areas shall be enclosed with a chain link or comparable fence six feet in height.

1415. Travel Trailer Parking Spaces. A manufactured home park located on a major highway or a City arterial street may be designed such that a maximum of 20 percent of the manufactured home park accommodates travel trailers or similar recreational vehicles in accordance with the standards established in Section 10-40.60.130, Commercial Campground.