



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: ALYSSA LINVILLE

Hearing Date August 11, 2025

Case Number: ZONE-44199-2025

Project Description: This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, to update development regulations and allowable uses within the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to amend Title 15, Chapter 154, to update development regulations and allowable uses within the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-44199-2025 as presented in the staff report.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to amend Title 15, Chapter 154, to update development regulations and allowable uses within the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts.

Staff Analysis: The proposed text amendment will update the list of permitted, conditional, and prohibited uses within the Light Industrial (L-I) and Heavy Industrial (H-I) Zoning Districts. The amendment will clarify existing language, introduce contemporary industrial classifications, and adjust allowed uses to reflect evolving industry practices while maintaining compatibility with adjacent land uses.

The City of Yuma's zoning regulations for industrial districts have remained largely unchanged for several decades. As industrial business models, manufacturing processes, and regulatory standards evolve, periodic updates are necessary to ensure alignment with modern industry trends, safety standards, and economic development objectives.

This amendment aims to:

- Define key industrial terms such as Light Manufacturing, Heavy Manufacturing, and Extraction, providing clarity for applicants, staff, and the public.
- Refine allowable uses in the L-I District to focus on light industrial activities with minimal environmental impacts.
- Ensure that processing or packing of raw materials in the L-I District is permissible when located along designated truck routes, supporting logistics while limiting impacts on local streets.

- Restrict uses in the L-I District that involve dangerous materials to better protect surrounding areas.
- Clarify that the L-I District prohibits uses allowed in the General Commercial (B-2) District unless specifically identified, preventing commercial creep into industrial areas.
- Allow non-hazardous recycling centers within enclosed buildings in the L-I District to support sustainable practices.
- Establish the H-I District as the appropriate location for more intensive industrial operations, including Heavy Manufacturing, Extraction, and Hazardous Recycling Centers, while ensuring appropriate screening and environmental considerations.

The proposed amendments to the Light and Heavy Industrial Zoning Districts are anticipated to enhance the City of Yuma's economic development efforts by creating a more robust and permissive regulatory environment for industrial activities. Modernizing the list of allowable uses positions the City as a more attractive destination for new industries seeking clarity and flexibility in zoning. By accommodating a broader range of manufacturing, processing, logistics, and recycling operations, the City supports both business attraction and the expansion of existing enterprises. These updates reduce regulatory barriers, making it easier for companies to adapt their operations, introduce new product lines, or expand facility footprints within appropriately zoned areas.

Moreover, aligning industrial zoning with contemporary industry standards and practices enhances the City's competitiveness in attracting regional and national investments. This is particularly relevant for sectors such as advanced manufacturing, agricultural processing, renewable energy production, and materials recycling, industries that bring skilled employment opportunities and contribute to the diversification of the local economy. The amendment also promotes the efficient use of designated industrial lands, encouraging infill development and maximizing the utility of existing infrastructure while preserving greenfield areas for future growth. Collectively, these benefits support the City's broader goals of fostering economic vitality, creating jobs, and maintaining a resilient industrial sector that contributes meaningfully to the community's prosperity.

The proposed text amendments to the Light and Heavy Industrial Zoning Districts represent a proactive approach to modernizing the City of Yuma's development regulations. By clarifying definitions, refining allowable uses, and balancing industrial flexibility with community safeguards, the amendment supports responsible growth and economic diversification. These updates reflect the City's commitment to promoting business-friendly policies while ensuring that industrial activities remain compatible with the community's long-term planning objectives. Staff recommends approval of the proposed amendments as a strategic measure to enhance both land use management and economic development opportunities within the City of Yuma.

1. Does the proposed amendment implement the goals, objectives and policies of the General Plan?

Yes.

2. Does the proposed amendment fit the overall purpose and intent of the zoning ordinance?

Yes. The proposed amendment fits the overall purpose and intent of the zoning ordinance.

3. Will the proposed amendment change the range of uses identified in the zoning code? If so, how?

Yes. The proposed amendment will identify new allowable uses within each industrial district.

4. Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?

Yes. The proposed amendment will eliminate the need to obtain a conditional use permit for several uses.

5. What are the potential impacts of the proposed amendment?

No negative impacts have been identified with the proposed text amendment.

Potential positive impacts include:

- Business expansion and attraction
- Align zoning with modern industry standards
- Reduce regulatory barriers for industrial activities

6. Does the proposed amendment fit the overall purpose and intent of the subdivision ordinance?

Yes.

7. Does the proposed amendment conform to prior City Council actions regarding this issue?

Yes.

Public Comments Received: None Received.

External Agency Comments: None Received.

Neighborhood Meeting Comments: No Meeting Required.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

Attachments:

A	B
Draft Text	Agency Notification

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Date: July 22, 2025

(928) 373-5000, ext. 3037

Approved By: *Jennifer L. Albers*

Jennifer Albers,
Assistant Director of Planning

Date: 7/23/25

ATTACHMENT A
DRAFT TEXT

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 1, Section 7 Definitions be amended to insert the bolded text in alphabetical order:

LIGHT MANUFACTURING. A type of industrial activity that involves the production or assembly of goods with minimal environmental impact. These operations typically use less intensive processes and are compatible with surrounding commercial and residential areas, with limited outdoor storage and noise.

HEAVY MANUFACTURING. A type of industrial activity involving large-scale production, processing, or assembly of goods, often requiring significant infrastructure, outdoor storage, and more intensive machinery or processes. These operations may generate higher levels of noise, traffic, and environmental impact and are generally located in more industrially designated zones.

EXTRACTION. The process of removing natural resources, such as minerals, oil, gas, or groundwater, from the earth through mining, drilling, or other methods.

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 2 Light Industrial District (L-I), Subsection B Permitted Principal Uses, be amended to insert the bolded text and delete the strike through text:

- (2) **Light manufacturing and** ~~A~~ assembling or fabrication of products or articles; ~~provided however, that such production does not involve transforming any material from a raw or natural state to a form suitable for fabrication;~~

SECTION 3: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 3 Light Industrial District (L-I), Subsection B Permitted Principal Uses, be amended to insert the bolded text:

- (9) **Processing or packing of raw materials, including agriculture products, where the property is located on a designated truck route.**

SECTION 4: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 2 Light Industrial District (L-I), Subsection E Conditional Uses, be amended to insert the bolded text and delete the strike through text:

- (2) Any use which **involves the use or handling of dangerous materials, and** requires a state or federal agency permit, license or other type of certification ~~for the use of handling of dangerous materials;~~

SECTION 5: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 2 Light Industrial District (L-I), Subsection E Conditional Uses, be amended to delete the strike through text:

- (3) Any use allowed in the General Commercial (B-2) District, ~~except any type of medical facility;~~

SECTION 6: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 2 Light Industrial District (L-I), Subsection E Conditional Uses, be amended to insert the bolded text:

- (8) **Non-hazardous recycling center located within an enclosed building.**

SECTION 7: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 3 Heavy Industrial District (H-I), Subsection B Permitted Principal Uses, be amended to insert the bolded text:

- (1) Any use allowed within the Light Industrial District **as either a principal use or conditional use, unless otherwise specified within this section;**

SECTION 8: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 3 Heavy Industrial District (H-I), Subsection B Permitted Principal Uses, be amended to insert the bolded text:

(11) Heavy manufacturing.

SECTION 9: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 3 Heavy Industrial District (H-I), Subsection E (3 and 4) Conditional Uses, be amended to insert the bolded text and delete the strike through text:

- (3) Extraction, ~~processing or packing of raw materials, including agriculture products;~~
- (4) Any use which **involves the use or handling of dangerous materials, and** requires a state or federal agency permit, license or other type of certification ~~for the use of handling of dangerous materials;~~ -

SECTION 10: That the Yuma City Code, Title 15, Chapter 154, Article 9, Section 3 Heavy Industrial District (H-I), Subsection E Conditional Uses, be amended to insert the bolded text:

(9) Hazardous recycling center, fully screened.

ATTACHMENT B
AGENCY NOTIFICATION

- Legal Ad Published: The Sun 07/14/25
- 34 Commenting/Reviewing Agencies noticed: 06/26/25
- Neighborhood Meeting: N/A
- Hearing Date: 08/11/25
- Comments due: 06/09/25

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	06/26/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	06/25/25	X		
Yuma County Water Users' Assoc.	Yes	06/27/25	X		
Yuma County Planning & Zoning	NR				
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	NR				
Yuma Irrigation District	NR				
Arizona Game and Fish	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	06/25/25	X		
City of Yuma Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Police	NR				
Parks & Recreation	NR				
Development Engineering	NR				
Fire	NR				
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
NONE REQUIRED	N/A

PUBLIC COMMENTS RECEIVED: NONE RECEIVED.