

**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE TYPE – TEXT AMENDMENT**

**Hearing Date** July 10, 2017

**Case Number:** ZONE-17921-2017

**Project Description:** Amend Title 15, Chapter 154 to add definitions related to rooming and boarding houses and to identify residential zoning districts which will allow rooming and boarding houses, either as a permitted principal use or as a conditional use.

**Staff recommendation:** Staff recommends **APPROVAL** of the request to amend Title 15, Chapter 154 to add definitions related to rooming and boarding houses and to identify residential zoning districts which will allow rooming and boarding houses, either as a permitted principal use or as a conditional use.

**Suggested Motion:** Move to **APPROVE** the request to amend Title 15, Chapter 154 to add definitions related to rooming and boarding houses and to identify residential zoning districts which will allow rooming and boarding houses, either as a permitted principal use or as a conditional use.

**Staff Analysis:** Typically, in the City of Yuma, a rooming house is a single-family residence in which unrelated tenants, rent one or more rooms for various periods of time. If meals are included, it may be referred to a boarding house. While the current Zoning Code allows for the establishment of rooming and boarding houses within various residential zoning districts, the Code does not address the number of renters permitted in such establishments. The workforce within the City of Yuma is unlike most, in that seasonal/temporary job opportunities draw large numbers of individuals to the area in need of affordable housing. With a scarce rental market, many temporary residents find themselves renting a room within an established single-family neighborhood. The benefit to the renter is that they are given the opportunity to live in a neighborhood without the maintenance associated with owning and/or renting a property.

However, it is imperative that such establishments do not negatively impact the residents who permanently reside within these neighborhoods. Because our code does not currently limit the number of renters within a single dwelling, the only occupancy standard required to follow are those outlined within the International Property Maintenance Code (IPMC). Therefore, according to the IPMC, a 1900 square foot, 4-bedroom, single-family home could potentially be occupied by as many as 20 individuals. This could translate into 20 renters, each of whom utilizes a motor vehicle. Permitting such an operation within a single-family neighborhood would significantly impact the area and alter the overall character of the residential district.

Thus, staff is recommending the following text amendment in an effort to provide housing options for our seasonal/temporary residents while also maintaining the quality of life and protecting the property values of neighboring owner-occupied single-family homes.

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

Yes The Housing Element of the General Plan identifies the need for the City of Yuma to provide various housing types. This proposed amendment would increase the number of zoning districts which permit for rooming and boarding houses, while also retaining the character within such residential neighborhoods.

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

Yes The purpose of this amendment is to provide an additional housing opportunity while simultaneously protecting and maintaining the character within the single-family residential neighborhoods.

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

Yes The proposed amendment will expand the number of zoning districts which permit rooming and boarding houses, while also establishing limitations on the number of renters permitted per dwelling unit.

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

No The development standards required within each zoning district are to remain as-is.

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

There are no potential negative impacts identified with the proposed text amendment. However, the adoption of this text amendment will further ensure that the character of residential neighborhoods is maintained.

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

N/A

**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

- |  |   |
|--|---|
| <input checked="checked" type="checkbox"/> | No Conditions of Approval   |
| <input type="checkbox"/>                   | Applicant did not agree with the following conditions of approval: (list #'s)                                 |
| <input type="checkbox"/>                   | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

**Attachments:**

<b>A</b>	<b>B</b>
Draft Text	Staff Research

**Project Planner:** Alyssa Linville, (928) 373-5000, [Alyssa.Linville@YumaAz.gov](mailto:Alyssa.Linville@YumaAz.gov)  
Principal Planner ext. 3037

**Prepared By:**   
Alyssa Linville, Principal Planner

**Date:** 06/21/17

**Reviewed By:**   
Bob Blevins, Principal Planner

**Date:** 6/21/17

**Approved By:**   
Laurie L. Lineberry, AICP,  
Community Development Director

**Date:** 6-21-17

**ATTACHMENT A**  
**DRAFT TEXT**

That the Yuma City Code, Title 15, Chapter 154, Section: 01.07 Definitions be amended to delete the strikethrough text and insert the following underlined text and:

~~***ROOMING AND BOARDING HOUSES.*** An owner occupied establishment primarily engaged in renting rooms, with or without board, on a fee basis. Included are boarding houses (except organizations and commercially operated dormitories).~~

**ROOMING AND BOARDING HOUSES (SMALL).** An owner occupied establishment primarily engaged in renting rooms, with or without board, on a fee basis. No more than one (1) individual shall be permitted in each designated bedroom with a maximum of two (2) individuals per establishment.

**ROOMING AND BOARDING HOUSES (LARGE).** An owner occupied establishment primarily engaged in renting rooms, with or without board, on a fee basis. No more than two (2) individuals shall be permitted in each designated bedroom with a maximum of six (6) individuals per establishment.

That the Yuma City Code, Title 15, Chapter 154, Section 05.04 Low Density Residential Districts (R-1-6, R-1-8, R-1-12, R-1-20 and R-1-40) be amended to insert the following underlined text:

(C) *Permitted principal uses.*

(2) Rooming and boarding houses, (small).

That the Yuma City Code, Title 15, Chapter 154, Section 05.05 Low Density Single-Family District (R-1-5) be amended to insert the following underlined text:

(C) *Permitted principal uses.*

(5) Rooming and boarding houses, (small).

That the Yuma City Code, Title 15, Chapter 154, Section 06.01 Residence-Manufactured Housing District (R-MH) be amended to insert the following underlined text:

(C) *Permitted principal uses.*

(9) Rooming and boarding houses, (small).

(D) *Conditional uses.*

(5) Rooming and boarding houses, (large).

That the Yuma City Code, Title 15, Chapter 154, Section 07.01 Medium Density Residential District (R-2) be amended to insert the following underlined text:

(C) *Permitted principal uses.*

(9) Rooming and boarding houses, (small);

(E) *Conditional uses.*

(7) Rooming and boarding houses, (large).

That the Yuma City Code, Title 15, Chapter 154, Section 07.02 Medium Density Single-Family Residential District (R-2-5) be amended to insert the following underlined text:

(C) *Permitted principal uses.*

(5) Rooming and boarding houses, (small).

That the Yuma City Code, Title 15, Chapter 154, Section 07.03 High Density Residential District (R-3) be amended to insert the following underlined text:

(C) *Permitted principal uses.*

(6) Rooming and boarding houses, (small);

(E) *Conditional uses.*

(10) Rooming and boarding houses, (large).

That the Yuma City Code, Title 15, Chapter 154, Section 08.01 Transitional District (TR) be amended to insert the following underlined text:

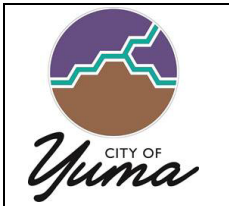
(B) *Permitted principal uses.*

(9) Rooming and boarding houses, (small);

(D) *Conditional uses.*

(14) Rooming and boarding houses, (large).

**ATTACHMENT B**  
**STAFF RESEARCH**



## STAFF RESEARCH – TEXT AMENDMENT

**CASE #: ZONE-17921-2017**  
**CASE PLANNER: ALYSSA LINVILLE**

### I. PROJECT DATA

Project Location:	City Wide
Applicant:	N/A
Applicant's Agent:	City of Yuma
Prior Cases or Related Actions:	None

Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	<input type="checkbox"/>	No	N/A
Annexation	Yes	<input type="checkbox"/>	No	N/A
General Plan Amendment	Yes	<input type="checkbox"/>	No	N/A
Development Agreement	Yes	<input type="checkbox"/>	No	N/A
Rezone	Yes	<input type="checkbox"/>	No	N/A
Subdivision	Yes	<input type="checkbox"/>	No	N/A
Conditional Use Permit	Yes	<input type="checkbox"/>	No	N/A
Pre-Development Meeting	Yes	<input type="checkbox"/>	No	Date: N/A
Enforcement Actions	Yes	<input type="checkbox"/>	No	N/A

### PROPOSED TEXT CHANGE

City Wide?	Yes	<input type="checkbox"/>	X	No	<input type="checkbox"/>									
Zoning District:	Low Density Residential Districts (R-1-6, R-1-8, R-1-12 and R-1-40), Low Density Single-Family District (R-1-5), Residence-Manufactured Housing District (R-MH), Medium Density Residential District (R-2), Medium Density Single-Family Residential District (R-2-5), High Density Residential District (R-3) and Transitional District (TR).													
Zoning Overlay:	Public	<input type="checkbox"/>	AO	<input type="checkbox"/>	Auto	<input type="checkbox"/>	B&B	<input type="checkbox"/>	Historic	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	X	<input type="checkbox"/>
	Airport	Noise Contours	65-70	<input type="checkbox"/>	70-75	<input type="checkbox"/>	75+	<input type="checkbox"/>	APZ1	<input type="checkbox"/>	APZ2	<input type="checkbox"/>	CLEAR ZONE	<input type="checkbox"/>
Other:	N/A													

### II. TEXT AMENDMENT

**Staff Analysis:** Typically, in the City of Yuma, a rooming house is a single-family residence in which unrelated tenants, rent one or more rooms for various periods of time. If meals are included, it may be referred to as a boarding house. While the current Zoning Code allows for the establishment of rooming and boarding houses within various residential zoning districts, the Code does not address the number of renters permitted in such establishments. The workforce within the City of Yuma is unlike most, in that seasonal/temporary job opportunities draw large numbers of individuals to the area in need of affordable housing. With a scarce rental market, many temporary residents find themselves renting a room within an established single-family neighborhood. The benefit to the renter is that they are given the opportunity to live in a neighborhood without the maintenance associated with owning and/or renting a property.

However, it is imperative that such establishments do not affect the residents who permanently reside within these neighborhoods. Because our code does not currently limit the number of renters within a single dwelling, the only occupancy standard required to follow are those outlined within the International Property Maintenance Code (IPMC). Therefore, according to the IPMC, a 1900 square foot, 4-bedroom, single-family home could potentially be occupied by as many as 20 individuals. This could translate into 20 renters, each of

whom utilizes a motor vehicle. Permitting such an operation within a single-family neighborhood could significantly impact the area and alter the overall character of the residential district.

Thus, staff is recommending the following text amendment in an effort to provide housing options for our seasonal/temporary residents while also maintaining the quality of life enjoyed by the permanent residents of the City of Yuma.

That the Yuma City Code, Title 15, Chapter 154, Section: 01.07 Definitions be amended to delete the strikethrough text and insert the following underlined text and:

~~**ROOMING AND BOARDING HOUSES.** An owner occupied establishment primarily engaged in renting rooms, with or without board, on a fee basis. Included are boarding houses (except organizations and commercially operated dormitories.~~

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That the Yuma City Code, Title 15, Chapter 154, Section 07.01 Medium Density Residential District (R-2) be amended to insert the following underlined text:

- (C) *Permitted principal uses.*
- (9) Rooming and boarding houses, (small);
- (E) *Conditional uses.*
- (7) Rooming and boarding houses, (large).

That the Yuma City Code, Title 15, Chapter 154, Section 07.02 Medium Density Single-Family Residential District (R-2-5) be amended to insert the following underlined text:

- (C) *Permitted principal uses.*
- (5) Rooming and boarding houses, (small).

That the Yuma City Code, Title 15, Chapter 154, Section 07.03 High Density Residential District (R-3) be amended to insert the following underlined text:

- (C) *Permitted principal uses.*
- (6) Rooming and boarding houses, (small);
- (E) *Conditional uses.*
- (10) Rooming and boarding houses, (large).

That the Yuma City Code, Title 15, Chapter 154, Section 08.01 Transitional District (TR) be amended to insert the following underlined text:

- (B) *Permitted principal uses.*
- (9) Rooming and boarding houses, (small);
- (D) *Conditional uses.*
- (14) Rooming and boarding houses, (large).

**1) Will the proposed amendment change the range of uses identified in the zoning code? If so, how?**

Yes. The proposed amendment will allow additional zoning districts the opportunity to establish rooming and boarding houses. In addition, this text amendment will further explain the difference between small and large rooming and boarding houses. Currently, the code offers no distinction between the two types of uses and does not place a limit on the number of boarders per residence.

**2) Will the proposed text amendment change the development standards of the zoning or subdivision ordinances? If so, how?**

No. The proposed amendment will still require that a property be developed according to the applicable zoning district.

**3) What are the potential impacts of the proposed amendment?**

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

Potential positive impacts are:

- Maintain the character of the residential development and surrounding neighborhood
- Increase the supply of affordable housing
- Provide supplemental income for the property owners

## NOTIFICATION

- **Legal Ad Published:** The Sun (06/16/17)
- **34 Commenting/Reviewing Agencies noticed:** (05/25/17)
- **Hearing Date:** (07/10/17)
- **Comments due:** (06/05/17)

<b><i>External List (Comments)</i></b>	<b>Response Received</b>	<b>Date Received</b>	<b>“No Comment”</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	Yes	05/26/17	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	05/26/17	X		
Yuma County Water Users	Yes	05/30/17	X		
Yuma County Planning & Zoning	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.	Yes	06/01/17	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Yuma Mesa Irrigation and Drainage District	Yes	05/30/17	X		
Western Area Power Administration	NR				
<b><i>City of Yuma Internal List (Conditions)</i></b>	<b>Response Received</b>	<b>Date Received</b>	<b>“No Conditions”</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Rod Hamilton, Police	NR				
Ron Ramirez, Parks	NR				
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	NR				
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	06/01/17	X		
Jay Simonton, Utilities	NR				
Joel Olea, Public Works	NR				
Joel Olea, Streets	NR				

<b><i>Neighborhood Meeting</i></b>	<b><i>Comments Available</i></b>
NONE REQUIRED	None Received

**PUBLIC COMMENTS RECEIVED:** NONE RECEIVED