

## ORDINANCE NO. O2021-014

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, PROVIDING FOR CHANGES TO ALLOW SITE-BUILT HOMES WITHIN THE MANUFACTURED HOUSING SUBDIVISION (MHS) DISTRICT

WHEREAS, from time to time it may be desirable to modify the zoning code keeping within the context of a dynamic and growing community; and,

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on May 24, 2021 in Zoning Case No: ZONE-34268-2021 in the manner prescribed by law for the purpose of amending the City of Yuma Zoning Code; and,

WHEREAS, due and proper notice of the public hearing was given in the time, form, substance and manner provided by law, including publication of notice of the hearing in the Yuma Sun on April 16, 2021; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the text amendment in Zoning Case No: ZONE-34268-2021 and finds that the zoning code text amendment supports the goals and objectives of the Yuma General Plan, and is in basic harmony with the goals and objectives of the City of Yuma Zoning Code.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Section: 06.03 Manufactured Housing Subdivision District (MHS) is amended to insert the following bolded text:

#### **§ 154-06.03 Manufactured Housing Subdivision District (MHS).**

(A) *Purpose.* This district is intended to accommodate manufactured homes **and site-built homes**, together with schools, parks and other services, in a suitable residential environment. Manufactured homes **and site-built homes** on individual lots within manufactured home subdivisions are permitted, provided they meet the minimum requirements of this district.

(B) *Principal permitted uses.*

(1) Manufactured home subdivision:

(a) **Manufactured homes; or**

**(b) Site-built homes;**

SECTION 2: It shall be unlawful for any person, firm or corporation to violate, or cause the violation of, any provision of the ordinance. Unless otherwise specifically provided for in this chapter, any person, firm or corporation violating any of the provisions in this ordinance shall be guilty of a class 1 misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed \$1,000 or by imprisonment for not more than ten days or both fine and imprisonment. Each separate day or part thereof during which such violation of this ordinance occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

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Douglas J. Nicholls  
Mayor

ATTESTED:

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Lynda L. Bushong  
City Clerk

APPROVED AS TO FORM:

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Richard W. Files  
City Attorney