



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

**Hearing Date** August 14, 2017

**Case Number:** ZONE-17922-2017

**Project Description:** Amend Title 15, Chapter 154, Section 15.15 to update the size limitations permitted for accessory structures.

**Staff recommendation:** Staff recommends **APPROVAL** of the request to amend Title 15, Chapter 154, Section 15.15 to update the size limitations permitted for accessory structures.

**Suggested Motion:** Motion to **APPROVE** the request to amend Title 15, Chapter 154, Section 15.15 to update the size limitations permitted for accessory structures.

**Staff Analysis:** Adopted in 2014, the accessory structures code provides placement regulations for accessory structures in a number of residential districts. Examples of accessory structures include storage sheds, workshops, outdoor barbeques, and outdoor fireplaces. Garages are not subject to these regulations and must abide by the standard setbacks for the zoning district in which they are placed. This code enables property owners the ability to place accessory structures in certain setbacks while also protecting neighbors.

This proposed amendment to the recently adopted code will further ensure that no accessory structure becomes a nuisance to the neighbors or those living within the surrounding area. Currently, the code does not place limitations on the size of an accessory structure. The proposed amendment would limit the size of the accessory structure to be no larger than 50% of the size of the principal dwelling located on-site. This proposed size limitation is in keeping with the recently adopted code addressing Accessory Dwelling Units (ADU).

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

Yes The proposed amendment implements the goals, objectives and policies of the General Plan.

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

Yes The 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?**

No The amendment will not alter or change the range of uses identified in the zoning code.

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

Yes The amendment will change the development standards identified in the Zoning Code such that it will provide a limitation on the allowable size of an accessory structure.

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

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

A potential positive impact of this amendment would be that by ensuring accessory structures are limited to a maximum size allowance, the character within residential neighborhoods can be 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

- ☐ Applicant agreed with all of the conditions of approval on: N/A
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

**Attachments:**

A	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:** 07/18/17

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

**Date:** 07/18/17

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

**Date:** 7.18.17

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

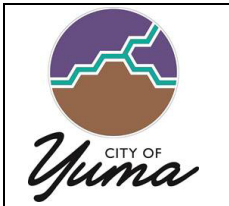
That the Yuma City Code, Title 15, Chapter 154, Article 15 General Provisions, Subsection 15 Accessory Buildings, Uses and Structures in Certain Residential Districts be amended to insert the following bolded text:

**§154-15.15 Accessory Buildings, Uses and Structures in Certain Residential Districts.**

(C) *Accessory Buildings or Structures.*

- (1) Accessory buildings or structures that exceed two hundred (200) square feet in area or eight (8) feet in height are permitted in residential districts, subject to the following standards:
  - (e) Compatibility. Accessory buildings or structures shall be designed with a logical hierarchy of masses with regard to height, size, and volume; and use construction materials and colors that are contextually appropriate and compatible with the principal building and surrounding neighborhood. **An accessory building or structure shall not exceed 50% of the total square footage of the primary residence.**

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

**STAFF RESEARCH – TEXT AMENDMENT**

**CASE #: ZONE-17922-2017**  
**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		No	N/A
Annexation	Yes		No	N/A
General Plan Amendment	Yes		No	N/A
Development Agreement	Yes		No	N/A
Rezone	Yes		No	N/A
Subdivision	Yes		No	N/A
Conditional Use Permit	Yes		No	N/A
Pre-Development Meeting	Yes		No	Date: N/A
Enforcement Actions	Yes		No	N/A

**PROPOSED TEXT CHANGE**

City Wide?		Yes	X	No															
Zoning District:		Residential Estate Districts (RE-12, RE-18 and RE-35), Low Density Residential Districts (R-1-6, R-1-8, R-1-12, R-1-20 and R-1-40), Low Density Single-Family Residential District (R-1-5), Medium Density Residential District (R-2), Medium Density Single-Family Residential District (R-2-5), and High Density Residential District (R-3).																	
Zoning Overlay:		Public		AO		Auto		B&B		Historic		None	X						
	Airport	Noise Contours	65-70		70-75		75+		APZ1		APZ2		CLEAR ZONE						
Other:		N/A																	

**II. TEXT AMENDMENT**

**Staff Analysis:** Adopted in 2014, the accessory structures code provides placement regulations for accessory structures in a number of residential districts. Examples of accessory structures include storage sheds, workshops, outdoor barbeques, and outdoor fireplaces. Garages are not subject to these regulations and must abide by the standard setbacks for the zoning district in which they are placed. This code enables property owners the ability to place accessory structures in certain setbacks while also protecting neighbors.

This proposed amendment to the recently adopted code will further ensure that no accessory structure becomes a nuisance to the neighbors or those living within the surrounding area. Currently, the code does not place limitations on the size of an accessory structure. The proposed amendment would limit the size of the accessory structure to be no larger than 50% of the size of the principal dwelling located on-site. This proposed size limitation is in keeping with the recently adopted code addressing Accessory Dwelling Units (ADU).

That the Yuma City Code, Title 15, Chapter 154, Article 15 General Provisions, Subsection 15 Accessory Buildings, Uses and Structures in Certain Residential Districts be amended to insert the following bolded text:

**§154-15.15 Accessory Buildings, Uses and Structures in Certain Residential Districts.**

(C) *Accessory Buildings or Structures.*

(1) Accessory buildings or structures that exceed two hundred (200) square feet in area or eight (8) feet in height are permitted in residential districts, subject to the following standards:

(e) Compatibility. Accessory buildings or structures shall be designed with a logical hierarchy of masses with regard to height, size, and volume; and use construction materials and colors that are contextually appropriate and compatible with the principal building and surrounding neighborhood. **An accessory building or structure shall not exceed 50% of the total square footage of the primary residence.**

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

No. The proposed amendment will not change the range of uses identified within the zoning code.

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

Yes. The proposed amendment will place a limitation on the allowable size of an accessory structure.

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

No potential negative impacts are identified with the proposed text amendment.

A potential positive impact would be the preservation of the character within residential neighborhoods.

## NOTIFICATION

- **Legal Ad Published: The Sun** (07/21/17)
- **34 Commenting/Reviewing Agencies noticed:** (06/29/17)
- **Hearing Date:** (08/14/17)
- **Comments due:** (07/10/17)

<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	06/29/17	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users	NR				
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	07/03/17	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				
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	Yes	06/29/17	X		
Damon Chango, Parks	NR				
Andrew McGarvie, Engineering	NR				
Kayla Holiman, Fire	Yes	06/29/17	X		
Randy Crist, Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	07/03/17	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	See Staff Report Attachment

**PUBLIC COMMENTS RECEIVED:** NONE RECEIVED