

ORDINANCE NO. O2025-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, AS AMENDED, RELATING TO ZONING REGULATIONS, PROVIDING FOR CHANGES TO THE ZONING CODE TO UPDATE DEVELOPMENT REGULATIONS AND EXPAND THE ALLOWABLE USES WITHIN THE LIGHT INDUSTRIAL (L-I) AND HEAVY INDUSTRIAL (H-I) ZONING DISTRICTS

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 August 11, 2025 in Case no: ZONE-44199-2025 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 July 14, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the zoning code text amendment in Case No: ZONE-44199-2025 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this amendment, and finds that the recommendation complies with and conforms to the goals and objectives of the Yuma General Plan, as amended.

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

SECTION 1: Yuma City Code, Title 15, Chapter 154, Article 1, Section 7 Definitions is 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: Yuma City Code, Title 15, Chapter 154, Article 9, Section 2 Light Industrial District (L-I), Subsection B Permitted Principal Uses, is amended to insert the bolded text and delete the strike through text:

- (2) **Light manufacturing and** ~~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: Yuma City Code, Title 15, Chapter 154, Article 9, Section 2 Light Industrial District (L-I), Subsection B Permitted Principal Uses, is amended to insert the bolded text and renumber accordingly:

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

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

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

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

- (11) **Heavy manufacturing.**

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

(9) Hazardous recycling center, fully screened.

SECTION 11: It shall be unlawful for any person, firm or corporation to violate, or cause the violation of, any provision of this ordinance. 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 any violation of said sections 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 _____, 2025.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney