



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: JENNIFER L. ALBERS

Hearing Date April 14, 2025

Case Number: ZONE-43224-2024

Project Description: This is a request by the City of Yuma for a Text Amendment to amend Title 15, Chapter 154, Article 5 – Rural and Low Density Residential Zoning Districts, to update provisions related to keeping animals.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to update provisions related to keeping animals.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-43224-2024 as presented subject to the staff report and information provided during this hearing.

Effect of the Approval: By approving the text amendment, the Planning and Zoning Commission is recommending approval to City Council for the request to update provisions related to keeping animals, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

Staff Analysis: The purpose of the text amendment is to match the wording between separate parts of the City Code and to simplify the calculation method for how many large animals a property owner could have. The conflict was found recently as the City is updating City Code Chapter 130 – Animals and Fowl as a result of state law changes with regard to domestic chickens.

The City of Yuma Zoning Code, as found in Chapter 154 of the City Code, notes within the Suburban Ranch district and the Low Density Residential – R-1-40 district that the calculation for large animals allowed measures side yards and rear yards specific to each parcel. As a result, the calculation could determine a different number of large animals allowed for two neighbors with the same size lot but differently placed or sized homes.

Chapter 130 provides a simpler calculation that only relies on the size of the parcel less a designated ½ acre for the home-site. Following this simpler method within the Zoning Code will provide uniformity in the application of the City's code.

Concurrently with this text amendment to the Zoning Code, the City Council will be considering an amendment to Chapter 130 to allow up to six domestic chickens on lots that are less than a ½ acre in size. That amendment will address the requirements of State of Arizona House Bill 2325 approved in May 2024 with regard to the size, placement and maintenance of chicken enclosures.

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

Yes The text amendment will provide a fair and uniform method to determine the number of large animals that would be allowed on large parcels.

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

Yes The text amendment fits the overall purpose and intent of the Zoning Ordinance to protect the public health, safety and general welfare of the community.

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

No The range of uses will not change within the Low Density R-1-40 and Suburban Ranch zoning districts.

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

Yes The text amendment will change the calculation method for the number of large animals on large parcels. The amendment will provide a standard methodology by treating all properties in a similar manner regardless of the placement or size of a home.

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

The number of large animals allowed on a large parcel may increase depending on the current placement and size of a home when following the new calculation. It is anticipated that this change could only result in one additional large animal for any existing developed large parcel.

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?

N/A

Public Comments Received: None Received

External Agency Comments: See Attachment C

Neighborhood Meeting Comments: No Meeting Required.

Attachments:

A	B	C
Draft Text	Agency Notification	Agency Comments

Prepared By: *Jennifer L. Albers*

Date: 3/24/25

Jennifer L. Albers

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Approved By: *Alyssa Linville*

Date: 03/31/25

Alyssa Linville

Director, Planning and Neighborhood Services

ATTACHMENT A
DRAFT TEXT

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 5, Subsection 4 Suburban Ranch District, Paragraph (C) be amended to insert the bolded text and delete the strike through text:

(C) Permitted principal uses.

- (1) One single-family dwelling;
- (2) Farms, truck gardens and the raising of poultry, rabbits and other small farm animals for domestic use. ~~The keeping of horses and other large animals for domestic use shall be limited to one large animal per each 10,000 square feet of side and rear yard area.~~ **One horse, cow, or similar animal, or two sheep, goats or similar animal shall be permitted for each 6,000 square feet of net lot area after deducting one-half acre for the home site. Fractions of less than 6,000 square feet shall be rounded off. Animals of six months or younger shall not be counted.** Any building or shade for the animals shall be at least **50** ~~100~~ feet from **the dwelling and the property line** ~~any other existing or potential dwelling on adjacent lots;~~

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 5, Subsection 4 Low Density Residential Districts, Paragraph (C) (7) be amended to insert the bolded text and delete the strike through text:

- (7) In the R-1-40 District only, farms, truck gardens and the raising of poultry, rabbits and other small farm animals for domestic use. The keeping of horses and other large farm animals for domestic use shall be limited to ~~one large animal per each 10,000 square feet of side and rear yard area.~~ **one horse, cow, or similar animal, or two sheep, goats or similar animal shall be permitted for each 6,000 square feet of net lot area after deducting one-half acre for the home site. Fractions of less than 6,000 square feet shall be rounded off. Animals of six months or younger shall not be counted.** Any building or shade for the animals shall be at least **50** ~~100~~ feet from **the dwelling and the property line** ~~any other existing or potential dwelling on adjacent lots;~~ and

ATTACHMENT B AGENCY NOTIFICATION

- Legal Ad Published: The Sun 03/21/25
- 34 Commenting/Reviewing Agencies noticed: 02/27/25
- Neighborhood Meeting: N/A
- Hearing Date: 04/14/25
- Comments due: 03/10/25

External List (Comments)	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Yuma County Airport Authority	Yes	3/11/25	X		
Yuma County Engineering	NR				
Yuma County Public Works	Yes	2/28/25	X		
Yuma County Water Users' Assoc.	Yes	2/28/25	X		
Yuma County Planning & Zoning	Yes	3/6/25	X		
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				
Ft. Yuma Quechan Tribe	Yes	2/28/25	X		
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	3/4/25		X	Yes
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	Yes	3/3/25	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	2/28/25	X		
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
None Required	N/A

PUBLIC COMMENTS RECEIVED: None

ATTACHMENT C
AGENCY COMMENTS

Western Area Power Administration (WAPA) has no objections as to the Text Amendment, provided however no encroachment or construction activities are allowed within WAPA's right of way without WAPA's concurrence.

DATE: 3/4/25 NAME: Dennis Patane TITLE: Realty Specialist
AGENCY: Western Area Power Administration-DSW Region
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RETURN TO: Jennifer Albers
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