

ORDINANCE NO. O2026-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA, AMENDING CHAPTER 154 OF THE YUMA CITY CODE, REZONING CERTAIN PROPERTY LOCATED IN THE LIMITED COMMERCIAL/BED & BREAKFAST OVERLAY/INFILL OVERLAY (B-1/BB/IO) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL/BED & BREAKFAST OVERLAY/INFILL OVERLAY (R-2/BB/IO) DISTRICT, AND AMENDING THE ZONING MAP TO CONFORM WITH THE REZONING

WHEREAS, the City of Yuma Planning and Zoning Commission held a public hearing on January 12, 2026 in Zoning Case No: ZONE-44734-2025 in the manner prescribed by law for the purpose of rezoning a parcel of real property hereafter described to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District as provided in Chapter 154 of the Yuma City 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 December 20, 2025; and,

WHEREAS, the City Council has considered the recommendation of the Planning and Zoning Commission to approve the rezoning in Case No: ZONE-44734-2025 and the probable impact on the cost to construct housing for sale or rent that may occur as a result of this rezoning, 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: The following described real property, depicted in Exhibit A, attached:

A portion of land located in the Northwest Quarter of the Northeast Quarter of Section 28, Township 8 South, Range 23 West, of the Gila and Salt River Base and Meridian, Yuma County, State of Arizona, and more particularly described as follows:

Lot 21, Block 2 of the Speese Addition, Book 1 of plats, Page 6, Dated March 25, 1905, as recorded in Yuma County Recorders Office, City of Yuma, State of Arizona.

Together with that portion of the West 10' feet of vacated alley.

Containing 7000.00 Sq. Ft. or 0.16 of an acre.

shall be placed in the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, as defined by Chapter 154 of the Yuma City Code as amended; that upon this Ordinance becoming final, the described real property shall be subject to all rules, regulations and requirements of Chapter 154 of the Yuma City Code, as amended, pertaining to the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District, and that the zoning map adopted under Chapter

154 of the Yuma City Code is ordered to be changed and amended so as to show that the real property described in this Ordinance will be located within the Medium Density Residential/Bed & Breakfast Overlay/Infill Overlay (R-2/BB/IO) District.

SECTION 2: The following conditions must be met and/or completed in order for the zoning amendment to be final:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

SECTION 3: Each of the conditions listed above shall be completed within two (2) years of the effective date of this rezoning ordinance or prior to the issuance of a building permit or business license for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe, then the rezone shall be subject to A.R.S. § 9-462.01.

Adopted this ____ day of _____, 2026.

APPROVED:

Douglas J. Nicholls
Mayor

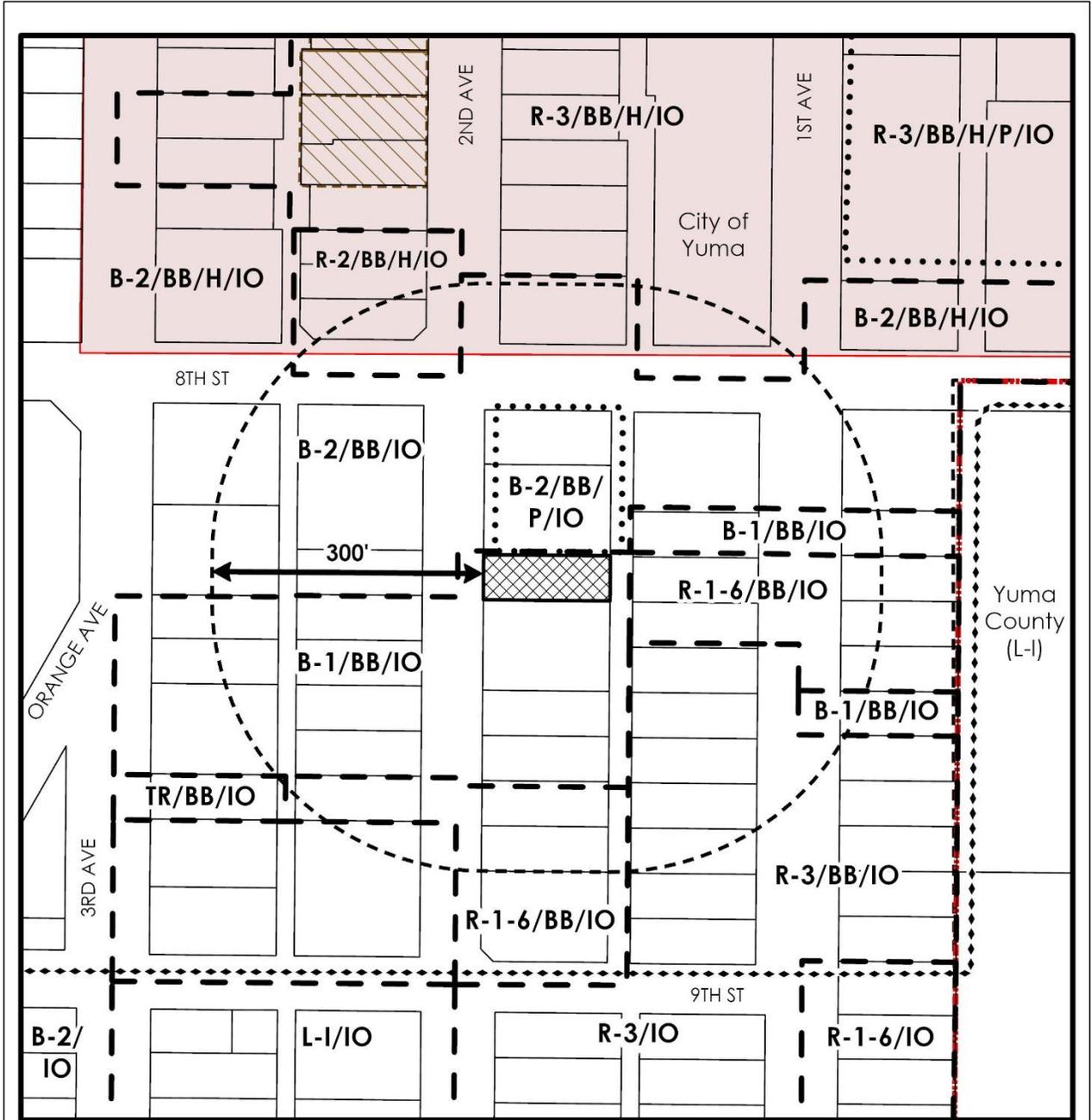
ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Exhibit A



LOCATION MAP

- Public
- Bed and Breakfast

LOCATION OF SUBJECT PROPERTY
831 S 2ND AVE (APN: 665-03-125)

- Individually Listed Historic Site
- Century Heights Conservancy Residential Historic District



Prepared by: DG
Checked by: MR



Date: 11/18/2025
Revised:

Case #:
ZONE-44734-2025