



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE TYPE – TEXT AMENDMENT
CASE PLANNER: ALYSSA LINVILLE

Hearing Date February 12, 2024

Case Number: ZONE-42143-2023

Project Description: This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, to update development standards for lot coverage, setbacks, open space, and height requirements within the residential zoning districts.

Staff recommendation: Staff recommends **APPROVAL** of the text amendment to update development standards for lot coverage, setbacks, open space, and height requirements within the residential zoning districts.

Suggested Motion: Move to **APPROVE** the text amendment ZONE-42143-2023 as presented in the staff report.

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 development standards for lot coverage, setbacks, open space, and height requirements within the residential zoning districts.

Staff Analysis: The City of Yuma is continually exploring opportunities to improve development within the community. With this proposed text amendment, the City is seeking to increase residential lot coverage allowances, reduce the setbacks for medium and high-density residential development, establish open space requirements for multi-family development, and increase height allowances for development within the High-Density Residential (R-3) District.

The goal of the text amendment is to provide relaxation from certain development standards, intended to offer new development opportunities, while also further encouraging an increase in residential density.

Below is a more detailed description of each proposed amendment:

1. **Lot coverage:** With regard to lot coverage requirements, the proposed text amendment will simplify the allowances for lot coverage while also increasing the allowable buildable area. Lot coverage is the area of a lot covered by the footprint of all structures, including any area under roof and on the ground, expressed as a percentage of the total lot area. Most of the residential zoning districts currently provide an additional square footage for covered parking, which does not count towards lot coverage. However, in an attempt to simplify lot coverage provisions, these covered parking allowances will be removed and the total lot coverage for the zoning district will be increased.
2. **Setbacks:** The proposed setback reductions will reduce the rear setback within the Low-Density Residential (R-1-8) District, the side yard setbacks within the Medium Density Residential (R-2) and High-Density Residential (R-3) Districts, and will reduce the setbacks required between multi-family development and low density residential development.
3. **Open space:** As the City encourages the development of increased density, it is important that open space standards be formalized within the

code. Open space standards will assist in ensuring that residents are provided access to sufficient outdoor space. The proposed standards were determined using the development specifications from recently constructed projects within our community.

4. **Height allowances:** As the City continues to encourage and expand opportunities for increased density, increasing allowable heights within the High-Density Residential (R-3) District will assist in facilitating such development.

The proposed text amendment was provided to the development community and local agencies for comment and input. No comments, suggestions, or negative feedback were received regarding the proposed amendments.

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

Yes. The 2022 General Plan sought to increase the allowable densities with the City. The proposed text amendment will support the development of projects with increased densities through the establishment of modified development standards.

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

Yes. The proposed 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 proposed amendment will change the development standards associated with residential development, however, will not change the range of uses.

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

Yes. The proposed amendment will modify development requirements associated with lot coverage, setbacks, open space, and building heights.

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

There are no potential negative impacts identified with the proposed text amendment. However, the adoption of the proposed text amendment may provide a number of positive impacts for the City of Yuma; including, increased opportunities for development throughout a variety of residential zoning districts.

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

☒ No Conditions of Approval required.

Attachments:

A	B
Draft Text	Agency Notification

Prepared By: *Alyssa Linville*

Date: 01/23/2024

Alyssa Linville,

Director of Planning and
Neighborhood Services

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(928)373-5000, ext. 3037

Approved By: *Jennifer L. Albers*

Date: 1/23/24

Jennifer Albers,

Assistant Director of Planning

ATTACHMENT A
DRAFT TEXT

SECTION 1: That the Yuma City Code, Title 15, Chapter 154, Article 5, Section 2 Suburban Ranch Districts, Subsection F (3), be amended to insert the bolded text and delete the strike through text:

- (3) *Lot coverage.* The maximum lot coverage for each of the four Suburban Ranch Districts shall be **45**
25% of the lot area. ~~The first 600 square feet of covered parking shall not count against the maximum lot coverage.~~

SECTION 2: That the Yuma City Code, Title 15, Chapter 154, Article 5, Section 3 Residential Estate Districts, Subsection F (3), be amended to insert the bolded text and delete the strike through text:

- (3) *Lot coverage.* The following is the list of maximum lot coverage for each of the three residential estate districts:
- (a) *Residential Estate-35 (RE-35) District.* ~~Twenty percent~~ **30%**;
 - (b) *Residential Estate-18 (RE-18) District.* ~~Twenty-five percent~~ **35%**; and
 - (c) *Residential Estate-12 (RE-12) District.* ~~Thirty percent; and~~ **40%**.
 - ~~(d) Exception. The first 600 square feet of covered parking shall be permitted in addition to the maximum lot coverage percentage listed above.~~

SECTION 3: That the Yuma City Code, Title 15, Chapter 154, Article 5, Section 4 Low Density Residential Districts, Subsection F (3), be amended to insert the bolded text and delete the strike through text:

- (3) *Lot coverage.* The maximum lot coverage for the R-1-40, R-1-20, R-1-12, R-1-8 and the R-1-6 Districts shall be ~~35~~ **50%** of the lot area. ~~The first 600 square feet of covered parking shall be permitted in addition to the maximum lot coverage percentage listed above.~~

SECTION 4: That the Yuma City Code, Title 15, Chapter 154, Article 5, Section 4 Low Density Residential Districts, Subsection F (4), be amended to insert the bolded text:

- (c) *Minimum rear yard setback.* Twenty feet (reduced to ten feet in the R-1-6 District **and fifteen feet in the R-1-8 District**); and

SECTION 5: That the Yuma City Code, Title 15, Chapter 154, Article 5, Section 5 Low Density Single-Family Residential District, Subsection F (4), be amended to insert the bolded text and delete the strike through text:

- (4) *Lot coverage.* The maximum lot coverage in the Low Density Single-Family Residential (R-1-5) District shall be ~~35~~ **50%** of the lot area. ~~The required 400 square feet of enclosed garage shall not count against the maximum lot coverage percentage listed above.~~

SECTION 6: That the Yuma City Code, Title 15, Chapter 154, Article 5, Section 5 Low Density Single-Family Residential District, Subsection F (5), be amended to insert the bolded text and delete the strike through text:

- (b) *Minimum side yard setbacks.* Five feet ~~clear of equipment and any other structures and/or appurtenances on one side; nine feet on the other side;~~

SECTION 7: That the Yuma City Code, Title 15, Chapter 154, Article 6, Section 1 Residence-Manufactured Housing District, Subsection F (4), be amended to insert the bolded text and delete the strike through text:

- (4) *Lot coverage.* The maximum lot coverage in the ~~for each of the five~~ Residence-Manufactured Housing Districts is: **shall be 50% of the lot area.**

~~(a) Residence-Manufactured Housing-6 (R-MH-6) District. Thirty-five percent;~~

~~(b) Residence-Manufactured Housing-8 (R-MH-8) District. Thirty-five percent;~~

~~(c) Residence-Manufactured Housing-10 (R-MH-10) District. Thirty-five percent;~~

~~(d) Residence-Manufactured Housing-12 (R-MH-12) District. Thirty percent;~~

~~(e) Residence-Manufactured Housing-20 (R-MH-20) District. Twenty-five percent;~~

SECTION 8: That the Yuma City Code, Title 15, Chapter 154, Article 6, Section 1 Residence-Manufactured Housing District, Subsection F (5), be amended to insert the bolded text:

- (a) 3. *Minimum rear yard setback.* Twenty feet; reduced to ten feet in the R-MH-6 District **and fifteen in the R-MH-8 District;** and

SECTION 9: That the Yuma City Code, Title 15, Chapter 154, Article 6, Section 2 Recreation Vehicle Subdivision District, Subsection E (1), be amended to insert the bolded text and delete the strike through text:

- (b) 5. *Side yard setback.* ~~Seven~~ **five** feet;

SECTION 10: That the Yuma City Code, Title 15, Chapter 154, Article 6, Section 2 Recreation Vehicle Subdivision District, Subsection E (1), be amended to insert the bolded text and delete the strike through text:

- (d) *Lot coverage.* The maximum lot coverage for all principal and accessory buildings in the Recreation Vehicle Subdivision District is ~~50~~ **55**%.

SECTION 11: That the Yuma City Code, Title 15, Chapter 154, Article 6, Section 3 Manufactured Housing Subdivision District, Subsection E (3), be amended to insert the bolded text and delete the strike through text:

- (b) *Side yard.* ~~Seven~~ **five** feet from interior lot lines and ten feet from side street lot lines;

SECTION 12: That the Yuma City Code, Title 15, Chapter 154, Article 6, Section 3 Manufactured Housing Subdivision District, Subsection E (5), be amended to insert the bolded text and delete the strike through text:

- (5) ~~*Maximum*~~ ***Lot coverage.*** The maximum permitted coverage by the manufactured home unit and accessory buildings shall not exceed ~~45~~ **55**% of the manufactured home lot, ~~excluding the first two carports up to 44 square feet.~~

SECTION 13: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 1 Medium Density Residential District, Subsection F (3), be amended to insert the bolded text and delete the strike through text:

- (3) *Lot coverage.* The maximum lot coverage in the Medium Density Residential (R-2) District shall be ~~35~~ **55**% of the lot area. ~~The first 600 square feet of covered parking shall be permitted in addition to the maximum lot coverage percentage listed above.~~

SECTION 14: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 1 Medium Density Residential District, Subsection F (4), be amended to insert the bolded text and delete the strike through text:

- (b) *Minimum side yard setback.* ~~Seven~~ **Five** feet;

SECTION 15: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 1 Medium Density Residential District, Subsection F (5), be amended to insert the bolded text and delete the strike through text:

- (5) *Building heights.* The maximum building height in the Medium Density Residential (R-2) District shall be 40 feet. The building height for multi-family structures shall be reduced to 20 feet (one story maximum) when located within ~~60~~ **40** feet of adjacent parcels zoned Agriculture, Suburban Ranch, Residential Estate or Low Density Residential, **and whose use is residential.** Single-family structures are exempt from the 20-foot height limit.

SECTION 16: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 1 Medium Density Residential District, Subsection F, be amended to insert the bolded text:

- (8) ***Open space.* The following is the minimum amount of open space required for multi-family developments:**
- (a) ***Private open space.* Multi-family projects with three or more units, shall provide a minimum of 60 square feet of private outdoor open space for each unit. No dimension of the private outdoor open space shall be less than five feet.**
- (b) ***Common open space.* Multi-family projects with ten or more units, shall designate a minimum of 10% of lot area for the use of common open space, of which, 50% of the common open space must be contiguous and contain shared amenities. Common open space can also serve as required on-site retention.**

SECTION 17: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 2 Medium Density Single-Family Residential District, Subsection F (4), be amended to insert the bolded text and delete the strike through text:

- (4) *Lot coverage.* The maximum lot coverage in the Medium Density Single-Family Residential (R-2-5) District shall be ~~45~~ **55%** of the lot area. ~~The required 400 square feet of enclosed garage shall not count against the maximum lot coverage percentage listed above.~~

SECTION 18: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 2 Medium Density Single-Family Residential District, Subsection F (5), be amended to insert the bolded text and delete the strike through text:

- (b) *Minimum side yard setbacks.* ~~Five feet clear of equipment and any other structures and/or appurtenances on one side; nine feet on the other side;~~

SECTION 19: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 3 High Density Residential District, Subsection F (3), be amended to insert the bolded text and delete the strike through text:

- (4) *Lot coverage.* The maximum lot coverage in the High Density Residential (R-3) District shall be ~~35~~ **60%** of the lot area. ~~An additional 5% lot coverage is permitted for common recreation buildings. The covered parking provided shall be permitted in addition to the maximum lot coverage percentages listed above, provided that the total coverage does not exceed 50% of the lot area.~~

SECTION 20: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 3 High Density Residential District, Subsection F (4), be amended to insert the bolded text and delete the strike through text:

- (b) *Minimum side yard setbacks.* ~~Seven~~ **Five** feet;

SECTION 21: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 3 High Density Residential District, Subsection F (5), be amended to insert the bolded text and delete the strike through text:

- (5) *Building heights.* Except as provided in 154-15.03, the maximum building height shall be ~~40~~ **50** feet. The maximum building height **for multi-family structures** shall be reduced to 20 feet (one story maximum) ~~for all land~~ **when** located within ~~60~~ **40** feet of ~~a lot in an~~ **adjacent parcels zoned** Agriculture, Suburban Ranch, Residential Estate or Low Density Residential District, **and whose use is residential. Single-family structures are exempt from the 20-foot height limit.**

SECTION 22: That the Yuma City Code, Title 15, Chapter 154, Article 7, Section 3 High Density Residential District, Subsection F, be amended to insert the bolded text:

- (8) ***Open space.* The following is the minimum amount of open space required for multi-family developments:**
- (a) ***Private open space.* Multi-family projects with three or more units, shall provide a minimum of 60 square feet of private outdoor open space for each unit. No dimension of the private outdoor open space shall be less than five feet.**
- (b) ***Common open space.* Multi-family projects with ten or more units, shall designate a minimum of 10% of lot area for the use of common open space, of which, 50% of the common open space must be contiguous and contain shared amenities. Common open space can also serve as required on-site retention.**

ATTACHMENT B NEIGHBORHOOD MEETING COMMENTS

- Legal Ad Published: The Sun (01/19/24)
- 34 Commenting/Reviewing Agencies noticed: (12/27/23)
- Neighborhood Meeting: (N/A)
- Hearing Date: (02/12/24)
- Comments due: (01/08/24)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Yuma County Airport Authority	NR				
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	NR				
Yuma County Planning & Zoning	NR				
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				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	NR				
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	NR				
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	NR				
Utilities	NR				
Public Works	NR				
Streets	NR				

Neighborhood Meeting	Comments Available
NONE REQUIRED	N/A

PUBLIC COMMENTS RECEIVED: NONE RECEIVED.