

ORDINANCE 2020-004

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; ADOPTING AMENDMENTS TO THE DEVELOPMENT CODE, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

WHEREAS, the City of Sierra Vista is proposing Development Code text amendments to the following: Section 151.22.011.(E)(2), Property Development Standards for Manufactured Home Parks; and

WHEREAS, the City Manager, and Director of Community Development recommend that the amendments to the Development Code, as shown on Exhibit A, be adopted; and

WHEREAS, the Planning & Zoning Commission recommended unanimous approval of the amendments as shown in Exhibit A; and

WHEREAS, as required by Article 151.31 of the Development Code, the Mayor and City Council held a public hearing on the amendments after proper notice had been given; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1

That the Development Code text amendments, as shown in Exhibit A, are hereby adopted.

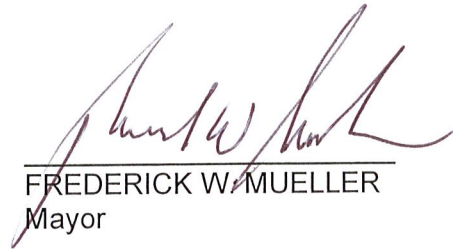
SECTION 2

All other ordinances and parts of ordinances in conflict with the provisions of this provision are hereby repealed.

SECTION 3

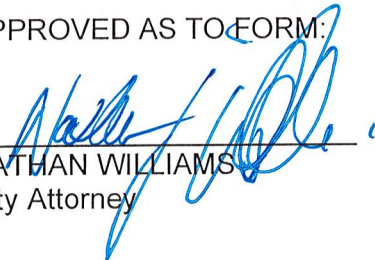
Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 23RD DAY OF JULY 2020.




FREDERICK W. MUELLER  
Mayor

APPROVED AS TO FORM:



NATHAN WILLIAMS  
City Attorney

ATTEST:



JILL ADAMS  
City Clerk

PREPARED BY:  
Jeff Pregler, AICP  
Senior Planner

# EXHIBIT A

## Section 151.22.011 MHR - Manufactured Home Residence

### E. Property Development Standards

#### 2. Manufactured Home Park

- (a) Minimum Area. Two Acres.
- (b) Maximum Site Density. Ten dwellings per acre.
- (c) Number. No more than one manufactured home or recreational vehicle shall be placed on each space.
- (d) Maximum Building Height. 28 feet.
- (e) Required Yards
  - (1) Minimum front yard - ~~5~~10 feet from the space line.
  - (2) Minimum rear yard - ~~5~~10 feet from space line.
  - (3) Minimum side yard - 5 feet from space line.
- (f) Minimum Private Street Standards. See Section [151.08.004](#).
- (g) Skirting. All manufactured homes shall install skirting in accordance with the Arizona Department of Housing, Manufactured Home Division, and the most recently adopted building codes. Skirting shall be maintained to its original installed condition.
- (h) Identification. Each space shall be identified with a permanent and clearly marked identifying marker indicating the space number.