

ORDINANCE 2021-005

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; ADOPTING AMENDMENTS TO THE DEVELOPMENT CODE, BY REFERENCE, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR SEVERABILITY; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, AND CITY ATTORNEY, OR THEIR DULY AUTHORIZED OFFICES AND AGENTS TO CARRY OUT THE PURPOSES AND INTENT OF THIS ORDINANCE. 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 has previously adopted a development code;
and

WHEREAS, the provisions of A.R.S. 9-462.04 and Chapter 151, Development Code, of the City Code of Ordinances of the City of Sierra Vista, Arizona, allow text amendments to be granted by the City; and

WHEREAS, in accordance with the provisions of Article 151.31 of the Development Code and established policy, the City of Sierra Vista has proposed text amendments to the Development Code by amending Section 151.22.06 of the City of Sierra Vista Development Code to establish a Recreational Vehicle Park (RVP) Overlay District and implementing regulations; and

WHEREAS, on April 27, 2021, the Planning and Zoning Commission held a public hearing and unanimously approved Resolution 1179 recommending approval of the proposed text amendments;

WHEREAS, as required by Arizona Revised Statute § 9-802, on May 13, 2021, the Mayor and City Council unanimously voted to declare a thirty-day public record period for the proposed development code text amendments provided in Exhibit "A" of Resolution 2021-031 upon holding a public hearing; and

WHEREAS, as required by Arizona Revised Statute § 9-802, three copies of the proposed text amendments were filed with the City Clerk and kept available for public use and inspection during the public record period; and

WHEREAS, the City Manager, Assistant City Manager and Director of Community Development recommend that the amendments to the Development Code, as shown on Exhibit A of Resolution 2021-031, be adopted.

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 Resolution 2021-031 is hereby reaffirmed, and that the Development Code text amendments, as shown in Exhibit A, are hereby adopted.

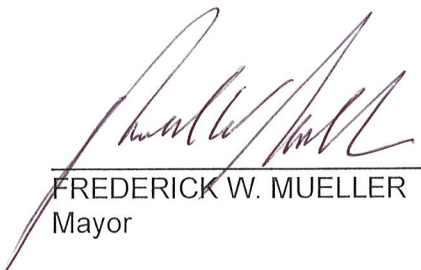
SECTION 2

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

SECTION 3

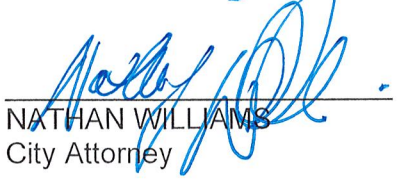
That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Ordinance.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 24TH DAY OF JUNE 2021.



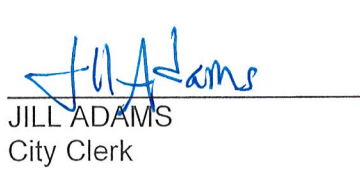
FREDERICK W. MUELLER
Mayor

APPROVED AS TO FORM:



NATHAN WILLIAMS
City Attorney

ATTEST:



JILL ADAMS
City Clerk

PREPARED BY:

Matt McLachlan, AICP
Director of Community Development

EXHIBIT "A"

PROPOSED DEVELOPMENT CODE TEXT AMENDMENTS

Section 151.22.026 RV - Recreational Vehicle Park (RVP) Overlay District

- A. Purpose. The purpose of the RVP overlay district is to allow the establishment of recreational vehicle parks as a primary or secondary use within manufactured home parks through the permanent or semi-permanent conversion of manufactured home spaces to recreational vehicle spaces to provide market flexibility while creating an attractive, functional, safe environment that is compatible with surrounding properties.
- B. Approval Required. The RVP overlay district may hereafter be established by amendment to the Official Zoning Map, pursuant to Article 151.31 of this Code.
- C. Location. The following criteria shall be met in establishing and maintaining a RVP overlay district:
1. The subject property shall not be less than ten (10) acres in size and be developed as a manufactured home park.
 2. The base zoning designation on the property shall be Manufactured Home Residence (MHR) District.
- D. Permitted Uses:
1. All principal and accessory uses permitted in the underlying zoning district.
 2. Recreational vehicles.
- E. Area and Dimensional Regulations:
1. Required Yards: No less than five feet from the space line and common drives.
 2. Maximum Building Height: 28 feet.
 3. Maximum Density: 10 manufactured homes per acre/15 recreational vehicles per acre.
- F. Development Standards.
1. No more than one manufactured home or recreational vehicle shall be placed on each space.

2. All manufactured homes shall install skirting as required by the Arizona Department of Housing, Manufactured Home Division, and the most recently adopted building codes. Skirting shall be maintained to its original installed condition.
 3. Each space shall be identified with a permanent and clearly marked identifying marker indicating the space number.
 4. Fire pits shall be restricted to designated communal areas.
 5. Community laundry and shower facilities shall be provided if the number of recreational vehicle spaces exceeds 30 percent of overall spaces within the park.
 - a. At least one washer and dryer per twenty-five spaces; and
 - b. At least one men's and women's shower stall per fifty spaces.
 6. Storage units containing a volume of no less than 180 cubic feet shall be provided for 25 percent of designated recreational vehicle spaces when the number of recreational vehicle spaces exceed 30 percent of the overall spaces within the park. Storage units may be consolidated within a structure provided they are individually secure and located within the recreational vehicle designated area or common area.
- G. Sign Regulations. In accordance with the provisions of Article 151.10.
- H. Off-Street Parking and Loading. In accordance with the provisions of Article 151.09.
- I. Landscaping, Screening, and Buffering. In accordance with the provisions of Article 151.15 for Recreational Vehicle or Mobile Home Park uses. For existing manufactured home parks, a minimum ten-foot wide landscape buffer shall be maintained along exterior property lines adjoining a public right of way exclusive of permitted driveways, pedestrian openings, or any significant natural feature to be retained. If the exterior boundary does not possess a wall as required by Section 151.15.005(5), a continuous hedge using shrubs that reach at least six feet in height at maturity may be used as a screening device unless an alternative plan is approved by the City that is determined to provide an equivalent amount of landscape buffering. Street frontages shall have an average of one tree per 50 feet of frontage. Street trees shall meet the minimum specifications of Section 151.15.004 of this Code.
- J. Access. Any new or modified access point shall be in accordance with the provisions of Article 151.17.