

ORDINANCE NUMBER O21-002

AN ORDINANCE OF THE CITY OF SAFFORD, GRAHAM COUNTY, ARIZONA AMENDING TITLE 17, ZONING, CHAPTER 17.24 ZONING DISTRICTS DESIGNATED, SECTION 17.40.020 A-R AGRICULTURAL RESIDENTIAL DISTRICT USE REQUIREMENTS-PERMITTED USES AND SECTION 17.44.030 C-MH CONVENTIONAL MANUFACTURED HOME DISTRICT USE REQUIREMENTS RELATING TO THE AGE OF MANUFACTURED HOMES

WHEREAS, *Arizona Revised Statute §9-462.01* provides that the legislative body of any municipality by ordinance may in order to conserve and promote the public health, safety, and general welfare regulate the use of buildings, structures and land as between agriculture, residence, industry, business and other purposes; and,

WHEREAS, *Arizona Revised Statute §9-462.01* provides that the legislative body of any municipality by ordinance may in order to conserve and promote the public health, safety, and general welfare regulate the location, height, bulk, number of stories and size of buildings and structures, the size and use of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, access to incident solar energy and the intensity of land use; and,

WHEREAS, The City of Safford has adopted Title 17, Zoning for the above stated purpose; and,

WHEREAS, the Planning & Zoning Commission held a public hearing on November 30, 2020 and voted unanimously to recommend City Council approve a thirty-five (35) year limitation on manufactured homes; and,

WHEREAS, the City Council desires to amend Title 17, Zoning to restrict the age of manufactured homes allowed to be moved into the City of Safford or allowed to be moved from one location to another location within the City of Safford; and,

WHEREAS, the City Council finds that manufactured homes tend to depreciate in value over time and site-built homes tend to appreciate in value over time; and,

WHEREAS, the City Council finds that manufactured homes which depreciate in value over time tend to have a negative impact on property values of other properties located nearby; and,

WHEREAS, the City Council finds that older manufactured homes are physically difficult to relocate which can compromise the structural integrity of the manufactured home and the health and safety of the occupants of the relocated manufactured home; and,

WHEREAS, the effective date of the amendment, dated March 22, 2021 shall be April 22, 2021, or upon completion of publication and posting as provided by law, whichever is later.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Safford, Graham County, Arizona, that Chapter 17.24 Zoning Districts Designated, Section 17.40.020 Use Requirements – Permitted Uses and Section 17.44.030 Use Requirements of the Municipal Code of the City of Safford as contained in Title 17, Zoning, is amended as stated below.

Zoning Ordinance Chapter 17.24 Zoning Districts Designated, Section 17.40.020 – A-R Agricultural Residential District Use requirements - Permitted uses is hereby amended as follows:
17.40.020 Use requirements – Permitted uses.

Permitted uses include:

A. One conventional **DWELLING** or manufactured dwelling **HOME** per lot or parcel; , **SUBJECT TO THE FOLLOWING LIMITATION:**

1. A MANUFACTURED HOME MOVED TO OR RELOCATED WITHIN THE A-R AGRICULTURAL RESIDENTIAL DISTRICT SHALL HAVE A MANUFACTURED DATE NOT GREATER THAN TWENTY-FIVE (25) YEARS.

Zoning Ordinance Chapter 17.24 Zoning Districts Designated, Section 17.44.030 – C-MH Conventional Manufactured Home District Use requirements is hereby amended as follows:


17.44.030 – Use Requirements

A. Permitted uses include:

2. One (1) manufactured home per lot or parcel-, **PROVIDED THAT A MANUFACTURED HOME MOVED TO OR RELOCATED WITHIN THE C-MH CONVENTIONAL MANUFACTURED HOME DISTRICT SHALL HAVE A MANUFACTURED DATE NOT GREATER THAN TWENTY-FIVE (25) YEARS.**

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL of the City of Safford this 22nd day of March, 2021, with an effective date of April 22, 2021.

APPROVED:



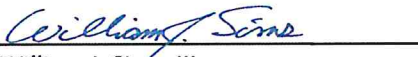
Jason Kouts, Mayor
City of Safford

ATTEST:



Tamara Webster, CMC
City Clerk

APPROVED AS TO FORM:



William J. Sims, III
City Attorney

STATE OF ARIZONA)
) ss
County of Graham)

CERTIFICATION

I HEREBY CERTIFY, that the foregoing Ordinance Number O21-002 was duly passed and adopted by the Mayor and City Council of the City of Safford, Graham County, Arizona, at a regular council meeting held March 22, 2021 with an effective date of April 22, 2021. A quorum of the Council was present at the meeting.



Tamara Webster, CMC
City Clerk

March 22, 2021

Date: