



# MANUFACTURED HOME / RECREATIONAL VEHICLE TEXT AMENDMENTS

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Mary Kopaskie-Brown, Planning Director

John Sheffer, Building Official and Development Service Deputy Director

Rachel Phillips, Assistant Planning Director

Cassidy Welch, Principal Planner



# FOLLOW UP FROM FEBRUARY 2025 MEETING

- Public Outreach
- Potential Financial Impacts
- Fire Safety and Utility Considerations
- Summary of Lot Sizes for Lots Outside MH/RV Subdivisions
- ADUs – Examples in MH/RV Subdivisions
- Municipal Comparison

# PUBLIC OUTREACH

- **In-Person Public Meeting**
  - March 10<sup>th</sup>
  - 26 attendees
- **Virtual Public Meeting**
  - March 13<sup>th</sup>
  - 8 attendees
- **Comments/Questions**
  - Setbacks/Heights/Land Use Regulations
  - Property Tax Impacts
  - Construction/Housing Types
  - HOA Prohibitions
  - Utility Requirements
  - Timeline

- **Questionnaire:** Should conventional construction be allowed in MH/RV subdivisions?

Questionnaire Response		
Strongly Agree	23	77%
Agree	0	0%
Neither Agree or Disagree	1	3%
Disagree	0	0%
Strongly Agree	6	20%
Total	30	100%

# POTENTIAL FINANCIAL IMPACTS

## Variables that affect insurance costs

- Age
  - Outdated HUD building standards
  - Increased fire risk
- Limited insurer competition
- Insurers often only offer actual cash value vs. replacement coverage

## Variables that affect sales & taxes

- Sales price varies greatly within each subdivision
  - Age, upgrades, lot size
- Higher property values > gradual higher property taxes
- Dependent on market trends and comparable sales

# FIRE SAFETY & UTILITY CONSIDERATIONS

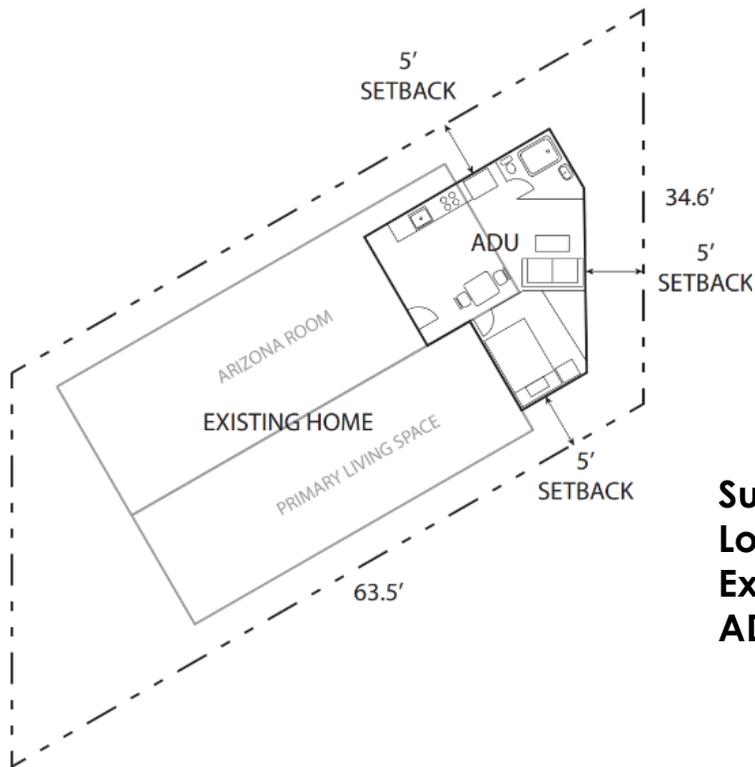
- Compliance with Building & Fire Codes as with any other conventional construction
  - Separation, fire-rated walls, hydrants, sprinklers, etc.
  - No change in fire flow for units under 3,600 SF
- Connection to utilities would be required
  - May require extension of utilities

# SUMMARY OF LOT SIZES – RV/MH SUBDIVISIONS AND RSL PARCELS

Subdivision Type	Lot Size ≤1,000 SF		Lot Size 1,001 to 2,000 SF		Lot Size 2,001 to 3,000 SF		Lot Size 3,000 to 4,500 SF	
	# lots	% of total lots	# lots	% of total lots	# lots	% of total lots	# lots	% of total lots
Recreational Vehicle (~400 SF Units)	0	(0%)	3,437	(65%)	1,698	(32%)	147	(3%)
Manufactured Home (500-3,000 SF Units)	0	(0%)	276	(4%)	573	(9%)	5,581	(87%)
Small-Lot Single Residence (Unit SF Varies)	42	(1%)	433	(8%)	1,220	(21%)	4,072	(70%)

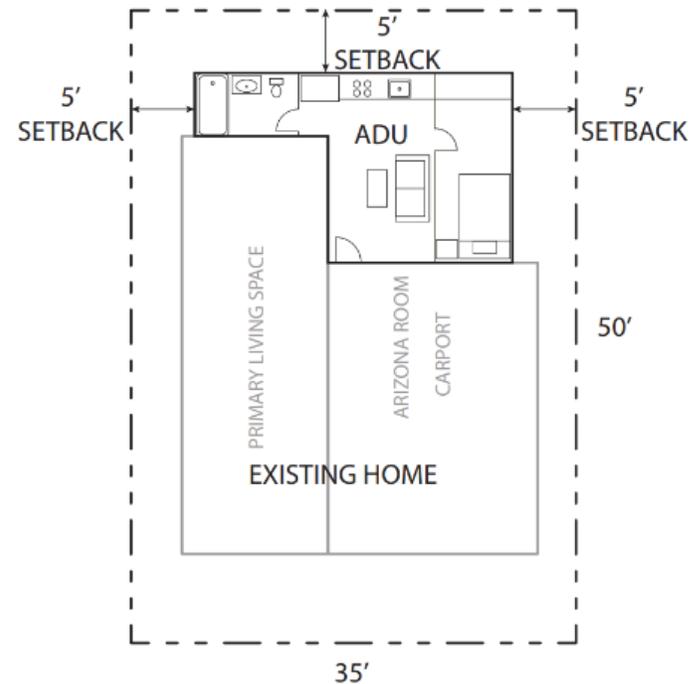
# ADUs - EXAMPLES IN MH/RV SUBDIVISIONS

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**Subdivision:** Venture Out  
**Lot Size:** 1,923 SF  
**Existing Unit:** 374 SF  
**ADU:** 280 SF

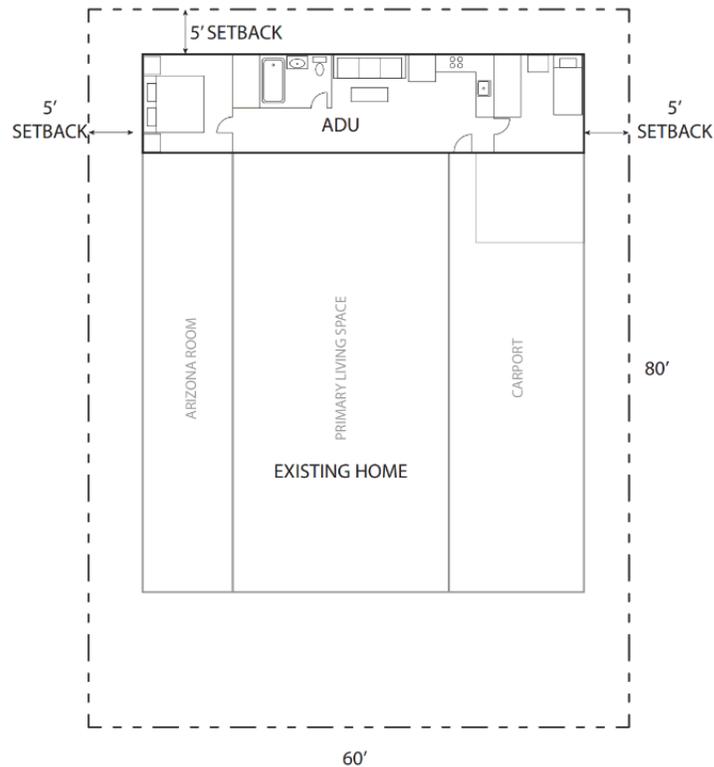
RV Subdivision



**Subdivision:** Valle Del Oro  
**Lot Size:** 1,884 SF  
**Existing Unit:** 363 SF  
**ADU:** 270 SF

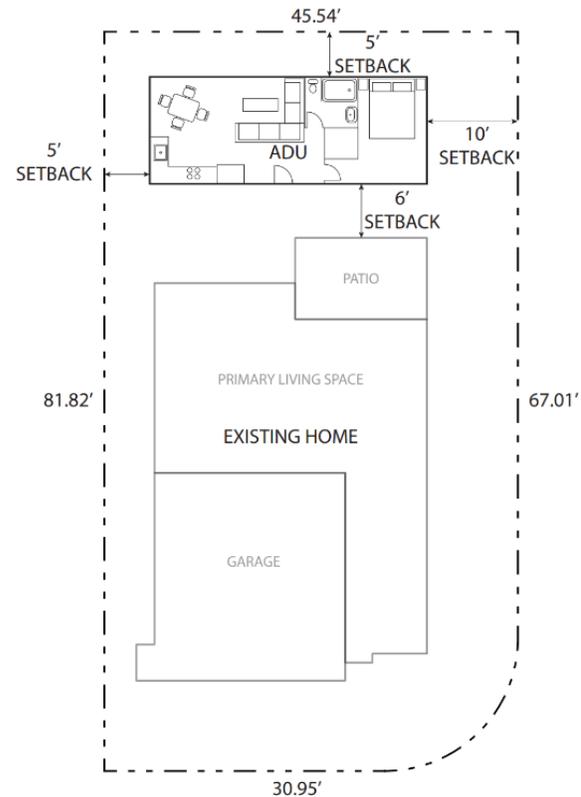
RV Subdivision

# ADUs - EXAMPLES IN MH/RV SUBDIVISIONS



**Subdivision:** Apache Wells  
**Lot Size:** 4,873 SF  
**Existing Unit:** 1,176 SF  
**ADU:** 539 SF

MH Subdivision



**Subdivision:** Monticello  
**Lot Size:** 3,704 SF  
**Existing Unit:** 2,036 SF  
**ADU:** 360 SF

RSL Subdivision

# MUNICIPAL COMPARISON

Municipality	Permit MH/RV Developments	Conventional Construction Permitted within MH/RV Developments	Notes
Apache Junction	Yes	Yes	
Phoenix	Yes	Yes	Only permitted in existing legal non-conforming MH subdivisions
Tempe	Yes	Yes	No MH subdivisions have been approved
Surprise	Yes	Yes	Does not allow new MH/RV subdivisions
Gilbert	No	--	
Scottsdale	No	--	
Chandler	No	--	



# QUESTIONS



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# PROPOSED AMENDMENTS

Allow dwelling units of conventional construction in RV/MH Subdivisions only, subject to the following:

- Compliance with Building Regulations
- Compliance with Subdivision Regulations
- Connections to utilities
- Compliance with all applicable development standards
- Limit height to 1 story



# PROPOSED AMENDMENTS

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Modify RV Accessory Structure definition and development standards to match Manufactured Home Accessory Structure

- Limit to 1 story
- Directly accessible through RV
- Max. 100% of RV floor area
- Removed 30 days after RV removal
- Compliance with Building Regulations
- Conforms to development standards

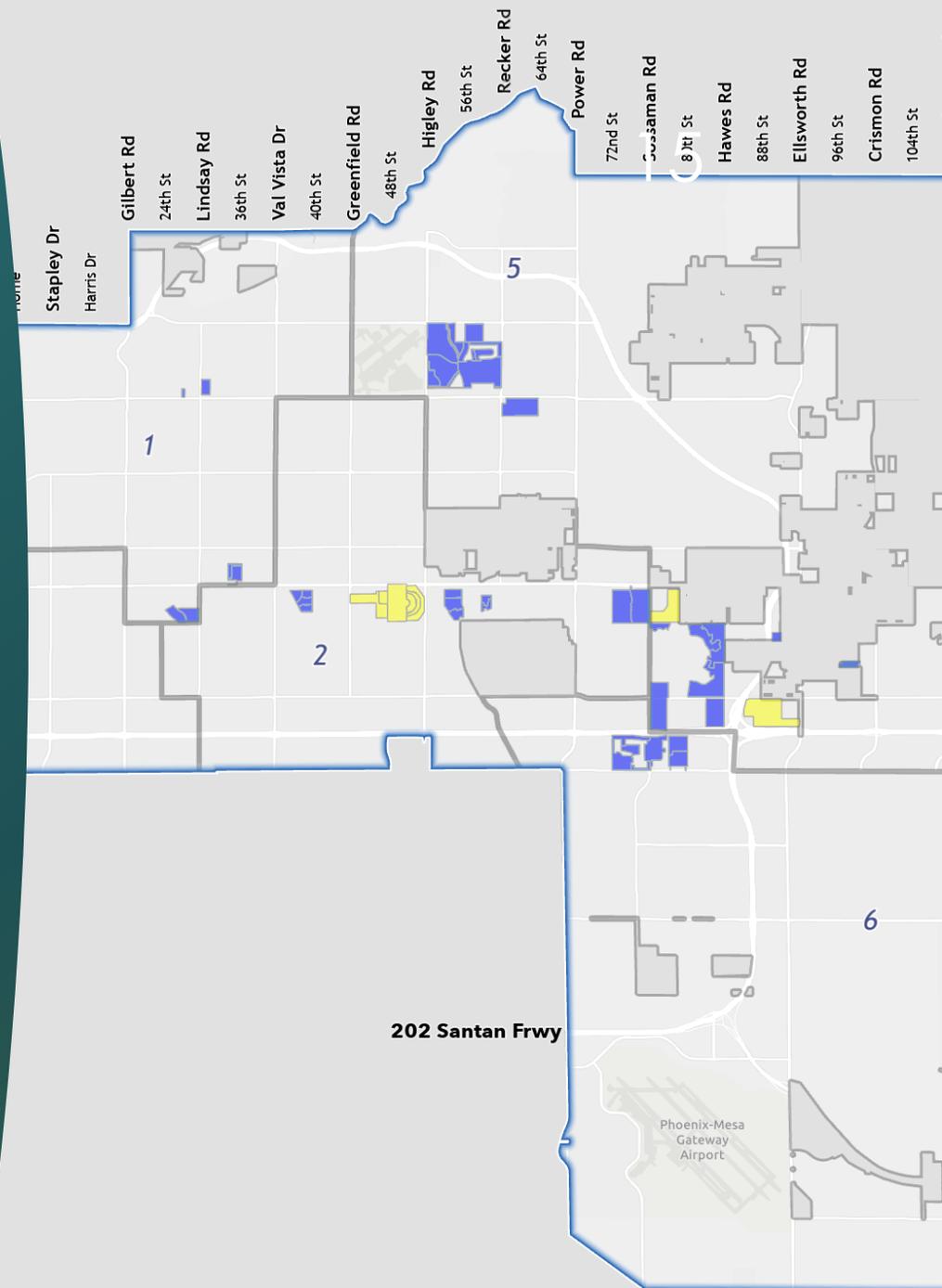
# PURPOSE

- Diversify housing types in Recreational Vehicle (RV) and Manufactured Home (MH) Subdivisions
- Provide housing choice in alignment with recommendations of the Balanced Housing Plan
- Address construction demands experienced in RV & MH Subdivisions



# BACKGROUND

- 26 MH/RV Subdivisions
  - 5 RV Subdivisions
  - 21 MH Subdivisions
- 11,892 total lots
  - 5,282 RV Subdivision lots
  - 6,610 MH Subdivision lots
- 3,615 lots w/ direct access to services (water & sewer)





# BACKGROUND

- Dwelling units of conventional construction prohibited in MH/RV parks and subdivisions
- Aging and limited floor plans of existing MH/RV units - increased demand for conventional construction
- Led to creative solutions to get around conventional construction prohibitions
- Prohibition of conventional construction restricts Accessory Dwelling Units (ADUs)