

MARICOPA COUNTY ZONING ORDINANCE

Chapter 2 - Definitions

SECTION 201. DEFINITIONS*1

MANUFACTURED HOME

A structure, manufactured after ~~June 15, 1976~~, transportable in one or more sections, which in the traveling mode, is ~~eight body feet~~ or ~~more~~ in width and ~~40 body feet~~ or ~~more~~ in length, and when erected on site, is ~~320 square feet~~ or ~~more~~ in size, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Calculations used to determine the number of square feet in a manufactured home will be based on the exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions will include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. The term "manufactured home" does not include recreational vehicles or factory built buildings (including modular) or mobile homes. *27

MANUFACTURED HOME, MULTI-SECTIONAL:

A multi-sectional manufactured home not exceeding ~~two stories~~ in height and manufactured after ~~June 15, 1976~~, to standards established by the U.S. Department of Housing Urban Development that when joined forms a residence for human occupancy that measures ~~16 feet~~ by ~~40 feet~~ or ~~larger~~ and which is designed to be installed on a permanent foundation system when located on an individual lot of record in a rural or residential zoning district. A multi-sectional manufactured home shall have roofing and siding materials similar in appearance and kind to those used in site built homes. *27

MOBILE HOME SUBDIVISION:

A subdivision designed and intended for residential use where residence allows housing choice that may include site built homes, manufactured homes and mobile homes. *35

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Chapter 5 – Rural Zoning Districts

SECTION 501. RURAL-190 (Rural Zoning District - 190,000 Square Feet Per Dwelling Unit)

ARTICLE 501.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. **One single family dwelling** per lot of record.*⁵
2. ~~deleted~~ **09-04-2011** One ~~multi-sectional manufactured home~~ per lot of record with the following standards:^{*12, *20}
 - a. ~~If a permanent foundation wall is not installed, all sides of the multi-sectional manufactured home shall extend to meet the surrounding ground, or a facade shall be used on all sides of the manufactured home that would appear to have a foundation wall similar in appearance and kind to those used in conventional site built homes.~~
 - b. ~~Re-roofing, residing and structural additions shall conform to the Maricopa County Comprehensive Building Codes.~~

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Chapter 6 – Single Family Residential Zoning Districts

SECTION 601. R1-35 (Single-Family Residential Zoning District - 35,000 Square Feet Per Dwelling Unit)

ARTICLE 601.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. **One single-family dwelling** per lot of record.*⁶
2. ~~deleted~~ **09-04-2011** ~~One multi-sectional manufactured home~~ per lot of record.^{*14, *22}

- a. ~~If a permanent foundation wall is not installed, all sides of the multi-sectional manufactured home shall extend to meet the surrounding ground, or a facade shall be used on all sides of the manufactured home that would appear to have a foundation wall similar in appearance and kind to those used in conventional site built homes.~~
- b. ~~Re-roofing, residing and structural additions shall conform to the Maricopa County Comprehensive Building Codes.~~

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Chapter 13 – Use Regulations

- 1301.1.15. ~~**deleted 09-14-2011** Mobile home subdivisions and individual lots in the subdivision shall be subject to the height, yard, intensity of use, and parking regulations for the zoning district in which such lots are located, except that in zoning districts where the regulations require a minimum rear yard of **25 feet**, there may be a rear yard having a depth of not less than **15 feet**, in the mobile home subdivision where a mobile home subdivision plat in connection therewith has been recorded on or before **August 2, 1976**, and further except that the number of mobile homes or travel trailers in such subdivision shall be limited to **one** on each individual lot.~~
- 1301.1.38. ~~**deleted 09-14-2011** One mobile home or manufactured home per vacant lot of record in a rural zoning district, subject to the following standards:^{*15}~~
- ~~1. The mobile home or manufactured home shall be oriented on a lot or parcel so that the wide side of the mobile home or manufactured home faces the front lot line, except on a lot or parcel where such an orientation would not meet side yard width requirements at every location between the front and rear setback lines.~~
 - ~~2. The mobile home or manufactured home shall be permanently attached to a permanent foundation on a lot or parcel.~~