

Chapter 17.40

R-3-M RESIDENTIAL ZONE

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17.40.010 Minimum lot size.

The R-3-M residential zone minimum lot size area is five thousand, one hundred square feet. (Prior code §17.40.010)

17.40.020 Objectives and characteristics of zone.

The R-3-M residential zone covers the portion of the city which is primarily suited for residential development represented by mobile homes, parks, playgrounds, and other community facilities. This zone is characterized by mobile homes placed on individual lots which have been included within an approved subdivision. (prior code §17.40.020)

17.40.030 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the R-3-M residential zone upon compliance with the requirements set forth in this title:

- A. Mobile homes subject to regulations and conditions set forth in Section 17.12.290 (D) of this title;
- B. Public parks, public recreation grounds but not including privately owned amusement parks or recreation grounds;
- C. Agriculture;
- D. A signboard not exceeding eight square feet in area appertaining to the lease or sale of the property. Also, nameplates in connection with mobile homes not exceeding two hundred twenty six inches;
- E. Fences, walls, and hedges which do not exceed six feet in height;
- F. Customary household pets. (Prior code §17.40.030)

17.40.040 Special provisions.

All mobile homes, except recreational vehicles as defined in the Arizona Rules and Regulations for the Division of Mobile and Manufactured Housing Standards, shall be skirted with materials that will harmonize with the design and materials used in the mobile home, as approved by the zoning administrator. Skirting of the mobile home shall be completed within ninety (90) days from the date the mobile home is parked on the premises. Failure to comply with this provision within 90 days shall result in the City Inspector personally or by certified mail, return receipt requested, presenting written notice to the occupants and/or owner of the premises that the provisions of this code have not been complied with. Failure to comply within thirty (30) days of the Building Inspector's written notice shall be a violation of the code in accordance with Section 1.04.010. Each day that this code is not complied with will constitute a separate offense. The City Magistrate shall punish violators of this code section in accordance with Section 1.04.010. (Amended by Ordinance No. NS116, dated January 22, 1986)

17.40.050 Other requirements.

- A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the R-3-M zone.
- B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.40.050).