

**MEMORANDUM**

**TO:** Planning & Zoning Commission

**FROM:** Tim Hansen – GIS Coordinator

**DATE:** April 4, 2018

**RE:** **COOLPZ 18-03-02 Proposed Zoning Code Amendment:** Adding *Manufactured Homes* as a Conditionally Permitted Use in the Agriculture (AG) Zoning District.

In review of various sections of the Zoning Code and multiple citizen interactions, staff has identified a need for an arguably relevant use within the Agriculture (AG) Zoning District. Currently, the Zoning Code does not allow for manufactured homes within the AG district, either principally or conditionally. Simply observation will reveal that manufactured homes within this type of rural zoning district is quite common. Additionally, many citizens have requested this use only to be told no without any compelling reason as to why this restriction is in place. In response to citizen requests and taking a common sense approach, staff believes this use should be added to the Agriculture (AG) Zoning District as a Conditionally Permitted Use with standard requirements as outlined below.

Section 501.C of the City of Coolidge Zoning Code is amended by adding the following Conditionally Permitted Use:

Section 501 Agriculture Zone (AG)

C. Conditionally permitted uses

***10. Manufactured Homes***

- a. -----Changed per P & Z discussion and action. G.L.***
- b. Manufactured home must be double-wide***
- c. May not be more than 3 years old***
- d. Manufactured home must be ground-set***

It is recommended that the Planning and Zoning Commission forward a favorable recommendation to the Mayor and City Council for the passage of the Zoning Amendment as presented.