

Non Site Building in the Zoning Code

Definitions: <http://www.co.pima.az.us/cob/code/c18a3.html#199>

18.03.020.F. – Definitions F

1. Factory-built (modular) building:

a. A residential or nonresidential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on site, except that it does not include a manufactured home, a multisectional manufactured home, trailer, recreational vehicle or mobile home, as defined in A.R.S. § 41-2142 and this code.

b. A factory built building includes all the plumbing, heating, cooling and electrical systems of the building and shall bear the Arizona insignia of approval for factory-built building pursuant to A.R.S. § 41-2142

18.03.020.M – Definitions M

1. Manufactured home:

a. A structure transportable in one or more sections which:

1) In the traveling mode, is at least eight body feet in width or forty body feet in length, or, when erected on a site, is three hundred twenty or more square feet, and

2) Is built on a permanent chassis, and

3) Is designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, which include the plumbing, heating, cooling, and electrical systems contained therein;

b. This definition applies only to units constructed after June 15, 1976, except that this term shall include any structure which meets all the requirements of the definition except the size requirements, provided such structure has received a special size reduction certificate pursuant to Section 603(b) of the Housing and Community Development Act of 1974, as may be amended.

2. Manufactured home, multisectional:

a. A multisectional dwelling unit, manufactured after June 15, 1976 built to HUD standards with a HUD seal affixed, that when joined measures twenty by forty feet or larger, does not exceed two stories in height, and is installed on a permanent foundation, provided that:

1) If a perimeter foundation wall is not installed, all sides of the home shall extend to meet the ground, or a facade with the appearance of a foundation wall shall be used on all sides of the home; and

2) Each side of the home shall have roofing and siding materials similar in appearance and kind to conventional homes and shall have one or more of the following:

a) A parapet roof style, or

b) A flat or pitched roof with eaves that overhang sixteen inches or more;

b. Building permits for these structures may be issued only in accordance with Section 18.09.070 (General Residential and Rural Zoning Provisions) or in those zones in which manufactured homes are a permitted use.

3. Manufactured home park:

A site as defined in this section, under a single or unified ownership:

a. containing spaces with required improvements and utilities that are leased for the long-term placement of four or more manufactured or mobile homes for dwelling purposes, or

b. upon which four or more manufactured or mobile homes are occupied as dwellings, regardless of whether or not a charge is made for such accommodations. The development of manufactured or mobile homes on contiguous lots in a recorded subdivision is not a manufactured home park under this definition.

7. Mobile home:

a. A transportable structure suitable for year-round single-family occupancy and having water, electrical, and sewage connections similar to those of conventional dwellings;

b. This definition applies only to units constructed prior to June 15, 1976. Compare with manufactured home.

General Zoning Provisions. <http://www.co.pima.az.us/cob/code/c18a6.html#4787>

18.09.020.K Factory Built (modular) Buildings.

Factory-built (modular) buildings. Except as otherwise restricted by this code, residential factory-built buildings are permitted in all zones in which residential uses are permitted, except as follows:

1. Factory-built residential buildings are permitted in the SR, SR-2, CR-1, CR-2, CR-3, CR-4, CR-5, TR, ML, SP, CB-1 and CB-2 zones, subject to the following standards:

a. The building shall not be designed to be moved once installed on the foundation.

b. The building shall be designed only for installation on a site-built permanent foundation.

c. The permanent foundation shall be constructed prior to placement of the building on the site, and inspected and approved by the county for compliance with this section.

2. Within the SR, SR-2, CR-1 and CR-2 zones, a factory built building, other than a caretaker's unit used in conjunction with a nonresidential use, shall not be used for residential purposes, unless the building is located within a subdivision approved after a public hearing by the board of supervisors for modular building development. Notice of hearing shall be sent by mail to all owners of record within three hundred feet of the exterior boundaries of the proposed subdivision, or, in the case of an existing subdivision, to all owners of record within the subdivision and within three hundred feet of the exterior boundaries of the subdivision

18.09.070 Multisectional manufactured home subdivision option.

A. Required Public Hearing.

1. Multisectional manufactured homes shall be permitted in all residential subdivisions recorded after June 15, 1981, if the designation "multisectional manufactured homes permitted" is approved by the board of supervisors at the time of conditional rezoning and is placed on the plat at the time of recording.

2. The provisions of Section 18.09.070A1 shall not apply to subdivisions recorded to satisfy the requirements of a conditional rezoning granted prior to June 15, 1981, unless approval is granted by the supervisors at an advertised public hearing.

B. Required Notice: Notice of hearing shall be given by mail to all owners of record within three hundred feet of the subdivision. (Ord. 1985-82 (part), 1985)

Specific Zoning Designations.

Chapter 18.11 TH – Trailer Homesite Zone <http://www.co.pima.az.us/cob/code/c18a7.html#1239>

18.11.010 - Purpose.

A. Purpose: To provide adequate areas for travel trailers, motor homes, and campers for seasonal or temporary occupancy, that will also provide certain necessary convenience services.

B. Scope: This zone shall be located on or near interstate, state, and federal highways, or in such areas as may be designated by duly adopted area or neighborhood plans. (Ord. 1985-82 (part), 1985)

18.11.020 - Permitted uses.

A. Uses permitted:

1. Trailer park;

2. Single-family dwelling, manufactured or mobile home or trailer on lots in subdivisions which were approved prior to January 6, 1971. Such uses shall conform to all other requirements of this chapter. (Ord. 1993-171 § 1 (part), 1994; Ord. 1985-82 (part), 1985)

18.11.040 - Development standards-General.

- A. Minimum lot area: Eighteen thousand square feet for uses permitted by Section 18.11.020A1; eight thousand square feet for uses permitted by Section 18.11.020A2.
- B. Minimum area per trailer: Two thousand square feet.
- C. Minimum yard requirements:
 - 1. Front: Thirty feet;
 - 2. Side: Ten feet each;
 - 3. Rear: Thirty feet.
- D. Building height limitations:
 - 1. Maximum height: Thirty-four feet;
 - 2. Maximum stories: Two.
- E. Minimum distance between main buildings or trailers: Twenty feet.
- F. Off-street parking: There shall be one off-street parking space per trailer in a trailer park.
- G. Required bufferyards shall be in accordance with Chapter 18.73 (Landscaping, Buffering and Screening Standards). (Ord. 1993-171 § 1 (part), 1994; Ord. 1985-171 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.11.050 - Development standards-Accessory buildings and accessory structures.

- A. Permitted coverage: Five percent of the lot area.
- B. Maximum height: Twenty-four feet.
- C. Minimum distance standards:
 - 1. To front lot line: Sixty feet;
 - 2. To side lot lines: Four feet;
 - 3. To rear lot line: Four feet. (Ord. 2004-59 § 4 (part), 2004; Ord. 1985-82 (part), 1985)

Chapter 18.12 IR – Institutional Reserve Zone <http://www.co.pima.az.us/cob/code/c18a8.html#1305>

18.12.010 – Scope

- A. Scope: This zone shall only include federal, state, city, county, Indian and other publicly owned lands. It is intended that these lands remain as a reserve until such time they are released to the private sector, more intensive development is appropriate and the Tucson water basin has been balanced. (Ord. 1985-187 § 1 (part), 1985)

18.12.020 - Permitted uses.

- A. Uses permitted:
 - 1. Single detached dwelling;
 - 2. Manufactured or mobile home or trailer;
 - 3. Farm labor housing;
 - 4. Guest dwelling: In accordance with Section 18.09.020G (General Residential and Rural Zoning Provisions) [proposed];
 - 5. Accessory structures; etc.

18.12.040 - Development standards-General.

- A. Minimum site area: Thirty-six acres (one million five hundred sixty-eight thousand one hundred sixty square feet).
- B. Minimum site area per dwelling unit: Thirty-six acres (one million five hundred sixty-eight thousand one hundred sixty square feet).
- C. Minimum setback requirements:
 - 1. Front: Fifty feet;
 - 2. Side: Fifty feet;
 - 3. Rear: Fifty feet.
- D. Height limitations:
 - 1. Maximum height: Thirty-four feet;

- 2. Maximum stories: Two.
- E. Minimum distance between main buildings: Twenty feet.
- F. Maintenance of stock-tight fences etc.

18.12.050 -Development standards-Accessory buildings and accessory structures.

- A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the site, whichever is greater.
- B. Height limitations: Twenty-four feet.
- C. Minimum distance standards:
 - 1. From front property line: Fifty feet;
 - 2. From side and rear property lines:
 - a. Nonanimal uses: Ten feet,
 - b. Animal uses except corrals: Fifty feet,
 - c. Corrals: Ten feet. (Ord. 2004-59 § 5, 2004; Ord. 1987-67 § 1 (part), 1987; Ord. 1985-187 § 1 (part), 1985)

Chapter 18.13 RH – Rural Homestead Zone <http://www.co.pima.az.us/cob/code/c18a9.html#1477>

18.13.010 - Purpose.

- A. Purpose: This zone is intended to preserve the character and encourage the orderly growth of rural areas in the county. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. (Ord. 1985-187 § 1 (part), 1985)

18.13.020 - Permitted uses.

- A. Uses permitted:
 - 1. Single detached dwelling;
 - 2. Manufactured or mobile home or trailer;
 - 3. Guest dwelling: In accordance with Section 18.09.020G (General Residential and Rural Zoning Provisions) [proposed];
 - 4. Accessory structures; etc.

18.13.040 - Development standards-General.

- A. Minimum site area: One hundred eighty thousand square feet.
- B. Minimum site area per dwelling unit: One hundred eighty thousand square feet.
- C. Minimum setback requirements:
 - 1. Front: Fifty feet;
 - 2. Side: Twenty feet;
 - 3. Rear: Fifty feet.
- D. Height limitations:
 - 1. Maximum height: Thirty-four feet;
 - 2. Maximum stories: Two.
- E. Minimum distance between buildings: Twenty feet.
- F. Maintenance of stock-tight fences etc.

18.13.045- Development standards-Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

- A. Minimum site area: Seven hundred-twenty thousand square feet.
- B. Minimum area per dwelling unit: One hundred-eighty thousand square feet.
- C. Minimum site width: Sixty feet.
- D. Minimum site setbacks:

1. Front: Thirty feet.
 2. Side: Fifteen feet.
 3. Rear: Fifty feet.
- E. Minimum distance between units: Fourteen feet.
- F. Off-street parking: Per Section 18.75 (Off-street Parking and Loading Standards.)
- G. Bufferyard "C" shall be placed around the perimeter of the manufactured home park unless more intensive bufferyards are required per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).
- H. Detached accessory buildings:
1. Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.
 2. Maximum height: Twenty-four feet.
 3. Minimum distances required:
 - a. To dwelling units or other buildings: Seven feet.
 - b. To front site setback: Thirty feet for an entryway building used to control access and for all other buildings.
 - c. To side site setback: Ten feet.
 - d. To rear site setback: Fifteen feet.
- I. Storage area:
 A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.
1. Only residents of the park may use or have access to the open storage area.
 2. All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.
 3. A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:
 - a. A minimum six-foot high opaque screen wall or fence.
 - b. A fifteen-gallon canopy tree for each twenty linear feet of buffer length.
 - c. A five-gallon desert shrub for each twenty linear feet of buffer length.
 - d. Two one-gallon accents, flowers or vines for each twenty linear feet of buffer length.
 - e. Decomposed granite or other acceptable groundcover over the entire buffer surface.
 - f. Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030A (Landscape Design Manual).
- J. Paving: All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads.
- K. Exception: The requirements of this section do not apply to a manufactured home park which was permitted prior to May 26, 1998. Such a manufactured home park must comply with the zoning standards in place at the time the manufactured home park was permitted. (Ord. 1998-37 § 2 (part), 1998)

18.13.050 - Development standards-Accessory buildings and accessory structures.

- A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the site, whichever is greater.
- B. Height limitation: Twenty-four feet.
- C. Minimum distance standards:
 1. From front property line: Fifty feet;
 2. From side and rear property lines:
 - a. Nonanimal uses: Ten feet,
 - b. Animal uses, except corrals: Fifty feet,
 - c. Corrals: Fifty feet, or ten feet if written consents provided by the owner of the abutting property. (Ord. 2004-59 § 6, 2004; Ord. 1987-67 § 1 (part), 1987; Ord. 1985-187 § 1 (part), 1985)

Chapter 18.14 GR-1 – Rural Residential Zone

18.14.010 -Purpose.

A. Purpose. This zone is intended to encourage orderly growth in rural and semirural areas as well as to provide opportunities for semirural residential uses. In addition, this zone is intended to allow commercial development only where appropriate and necessary to serve the needs of the rural area. (Ord. 1985-187 § 1 (part), 1985)

18.14.020 - Permitted uses.

A. Uses permitted:

1. Single detached dwelling;
2. Manufactured or mobile home or trailer;
3. Guest dwelling: In accordance with Section 18.09.020G (General Residential and Rural Zoning Provisions) [proposed];
4. Accessory structures; etc.

18.14.040 - Development standards-General.

A. Minimum site area: Thirty-six thousand square feet.

B. Minimum site area per dwelling unit: Thirty-six thousand square feet.

C. Minimum setback requirements:

1. Front: Thirty feet;
2. Side: Ten feet;
3. Rear: Forty feet.

D. Height limitations:

1. Maximum height: Thirty-four feet;
2. Maximum stories: Two.

E. Minimum distance between main buildings: Twenty feet.

F. Maintenance of stock-tight fences etc.

18.14.045 - Development standards-Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

A. Minimum site area: One hundred forty-four thousand square feet.

B. Minimum area per dwelling unit: Thirty-six thousand square feet.

C. Minimum site width: Sixty feet.

D. Minimum site setbacks:

1. Front: Thirty feet.
2. Side: Fifteen feet.
3. Rear: Forty feet.

E. Minimum distance between units: Fourteen feet.

F. Off-street parking: Per Section 18.75 (Off-street Parking and Loading Standards.)

G. Bufferyard "C" shall be placed around the perimeter of the manufactured home park unless more intensive bufferyards are required per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).

H. Detached accessory buildings:

1. Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.
2. Maximum height: Twenty-four feet.
3. Minimum distances required:
 - a. To dwelling units or other buildings: Seven feet.
 - b. To front site setback: Thirty feet for an entryway building used to control access, and for all other buildings.
 - c. To side site setback line: Ten feet.
 - d. To rear site setback line: Fifteen feet.

I. Storage area:

A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.

1. Only residents of the park may use or have access to the open storage area.
2. All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.
3. A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:
 - a. A minimum six-foot high opaque screen wall or fence.
 - b. A fifteen-gallon canopy tree for each twenty linear feet of buffer length.
 - c. A five-gallon desert shrub for each twenty linear feet of buffer length.
 - d. Two one-gallon accents, flowers or vines for each twenty linear feet of buffer length.
 - e. Decomposed granite or other acceptable groundcover over the entire buffer surface.
 - f. Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030A (Landscape Design Manual).

J. Paving: All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads.

K. Exception: The requirements of this section do not apply to a manufactured home park which was permitted prior to May 26, 1998. Such a manufactured home park must comply with the zoning standards in place at the time the manufactured home park was permitted. (Ord. 1998-37 § 3 (part), 1998)

18.14.050 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the site, whichever is greater.

B. Height limitations: Twenty-four feet.

C. Minimum distance standards:

1. From front property line: Thirty feet;
2. From side and rear property line:
 - a. Nonanimal uses: Ten feet,
 - b. Animal uses, except corals: Fifty feet,
 - c. Corrals: Fifty feet, or ten feet if written consent is provided by the owner of the abutting property.

Section 18.15 ML – Mount Lemmon

18.15.010 - Scope.

A. This zone applies to the communities located in the Santa Catalina Mountains in or surrounded by the Coronado National Forest. (Ord. 2003-72 § 2 (part), 2003; Ord. 1985-82 (part), 1985)

18.15.020 -Permitted uses.

A. Uses permitted:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions).
2. Temporary mobile home: For one year during construction of a residence on the same property.
 - a. For purposes of this section, mobile home refers to a mobile home, manufactured home and recreational vehicle. Etc.

Section 18.17 SR – Suburban Ranch Zone

18.17.010 - Purpose.

A. Suburban ranch is intended as a low density zone principally for single-family residences and associated conditional uses on large lots. A wide range of agricultural and ranch uses are permitted. The large minimum

lot size requirement of this zone insures a considerable reservation of open space. (Ord. 1986-66 § 1 (part), 1986)

18.17.020 - Permitted uses.

A. Permitted Uses:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);
2. Temporary mobile home: For one year during construction of a residence on the same property.
 - a. Upon application this period may be extended for an additional one hundred eighty days, after the property owner provides the zoning inspector with a valid building permit for the construction of a residence on the same property. The zoning inspector shall notify adjoining property owners within one hundred feet of the subject property. If a written protest to the issuance of the one hundred eighty day extension is received within fifteen days of the date of mailing of notice, the board of adjustment shall hear the case in accordance with Section 18.93.040. If no written protests are received at the end of fifteen days, the zoning inspector shall issue the one hundred eighty day extension.
 - b. The board of adjustment shall hear any requests for additional time extensions in accordance with Section 18.93.040;

18.17.040 - Development standards-General.

A. Minimum site area: One hundred forty-four thousand square feet.

B. Minimum lot area per dwelling unit: One hundred forty-four thousand square feet.

C. Minimum setback requirements:

1. Front: Fifty feet;
2. Side: Ten feet each;
3. Side, when adjacent to street: Twenty feet;
4. Rear: Fifty feet.

D. Maximum building height: Thirty-four feet.

E. Maximum lot coverage by structures: Thirty percent.

F. Minimum distance between main buildings: Twenty feet. (Ord. 1986-66 § 1 (part), 1986)

18.17.050 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the site, whichever is greater.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: One hundred feet;
2. To side and rear lot lines if building is not used for poultry or animals:
 - a. Not adjacent to street: Ten feet;
 - b. When adjacent to street: Fifty feet.
3. To side and rear lot lines if building is used for poultry or animals: One hundred feet.
 - a. All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. ETC

Section 18.18 SR-2 – Suburban Ranch Estate Zone <http://www.co.pima.az.us/cob/code/c18a13.html#5294>

18.18.010 -Purpose.

The Suburban Ranch Estate zone is a low density single-family residential zone in which undisturbed natural areas are preserved. This zone provides a transition between SR zoned properties and more densely zoned neighborhoods. A limited range of agricultural and ranch uses is permitted. (Ord. 1994-147 § 4 (part), 1994)

18.18.020 - Permitted uses.

A. The following uses are permitted in the SR-2 zone:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);
2. A temporary trailer, mobile or manufactured home, located on a lot for no more than one year during the construction of a permanent residence on the same lot. Applications for extensions of the one-year time period are considered in accordance with the procedures established in Section 18.17.020A2 (SR Suburban Ranch Zone).

18.18.040 - Development standards-General.

A. Minimum lot area: Seventy-two thousand square feet.

B. Minimum lot area per dwelling unit: Seventy-two thousand square feet.

C. Minimum lot width: One hundred twenty feet.

D. Minimum yard setback requirements:

1. Front: Thirty feet;
2. Side: Ten feet each;
3. Rear: Forty feet;
4. Minimum setback requirements or distance between structures may be modified by the zoning inspector, pursuant to the procedures and standards set forth in Section 18.07.070.

E. Minimum distance between main buildings: Seven feet.

F. Building height limitations:

1. Maximum building height: Thirty-four feet;
2. Maximum stories: Two. (Ord. 1994-147 § 4 (part), 1994)

18.18.050 - Development standards-Open space requirements.

A. For unsubdivided lots, individual lots that are not part of a residential subdivision platted under SR-2 zoning:

1. A minimum of thirty percent of the area of a lot, excluding the area occupied by driveways, utility trenches, or perimeter fencing or walls, shall be left as natural area, as that term is defined in Section 18.61.030A10.
2. The location of the designated natural area on a lot shall be shown on a site plan submitted at the time of building permit application.

B. For residential subdivisions:

1. An area which equals a minimum of thirty percent of the combined area of all residential lots in the subdivision shall be left as natural area, as that term is defined in Section 18.61.030A10.
2. The location of the required amount of natural area, which may be part of the common areas of the subdivision or part of individual lots, shall be shown on the final plat and referenced in a plat note.

C. Except as permitted by this chapter, no development shall occur in a designated natural area.

D. Exceptions. The zoning inspector may approve a smaller percentage of natural area than required under this section where the property owner presents evidence that prior to the establishment of SR-2 zoning on the parcel, an area greater than the open space area required under this section was already graded or improved. (Ord. 1994-147 § 4 (part), 1994)

18.18.060 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the lot, whichever is greater.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: Sixty feet;
2. To side and rear lot lines if building is not used for animals:
 - a. Not adjacent to street: Ten feet;
 - b. Adjacent to street: Forty feet;
3. To side and rear lot lines if building is used for poultry and animals:
 - a. Abutting a rural, residential or specific plan zone: Fifty feet, and

- b. Abutting a business or industrial zone: Forty feet;
- c. All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal.etc.
- 4. From any residence on an abutting property: Fifty feet. (Ord. 2004-59 § 9, 2004; Ord. 1996-59 § 2 (part), 1996; Ord. 1994-147 § 4 (part), 1994)

Section 18.19 SH – Suburban Homestead Zone <http://www.co.pima.az.us/cob/code/c18a14.html#2014>

18.19.010 - Permitted uses.

A. Uses permitted:

- 3. Trailers or manufactured or mobile homes; provided no more than two trailers or manufactured or mobile homes be placed on any one lot; etc.

18.19.030 - Development standards-General.

A. Minimum lot area: Thirty-six thousand square feet.

B. Minimum area per dwelling unit: Eighteen thousand square feet.

C. Minimum lot width: One hundred feet.

D. Minimum yard requirements:

- 1. Front: Thirty feet;
- 2. Side: Ten feet each;
- 3. Rear: Forty feet.

E. Building height limitations:

- 1. Maximum height: Thirty-four feet;
- 2. Maximum stories: Two.

F. Minimum distance between main buildings: Twenty feet. (Ord. 1985-82 (part), 1985)

18.19.040 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the lot, whichever is greater.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

- 1. To front lot line: Sixty feet;
- 2. To side and rear lot lines:
 - a. Four feet if building is not used for poultry or animals,
 - b. Fifty feet if building is used for poultry or animals,
 - c. All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Etc.

18.19.045 - Development standards-Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

A. Minimum site area: Seventy-two thousand square feet.

B. Minimum area per dwelling unit: Eighteen thousand square feet.

C. Minimum site width: Sixty feet.

D. Minimum site setbacks:

- 1. Front: Thirty feet.
- 2. Side: Fifteen feet.
- 3. Rear: Forty feet.

E. Minimum distance between units: Fourteen feet.

F. Off-street parking: Per Section 18.75 (Off-street Parking and Loading Standards.)

G. Bufferyard "C" shall be placed around the perimeter of the manufactured home park unless more intensive bufferyards are required per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).

H. Detached accessory buildings:

1. Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.
2. Maximum height: Twenty-four feet.
3. Minimum distances required:
 - a. To dwelling units or other buildings: Seven feet.
 - b. To front site setback: Thirty feet for an entryway building used to control access and for all other buildings.
 - c. To side site setback: Ten feet.
 - d. To rear site setback: Fifteen feet.

I. Storage area:

A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.

1. Only residents of the park may use or have access to the open storage area.
2. All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.
3. A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:
 - a. A minimum six-foot high opaque screen wall or fence.
 - b. A fifteen-gallon canopy tree for each twenty linear feet of buffer length.
 - c. A five-gallon desert shrub for each twenty linear feet of buffer length.
 - d. Two one-gallon accents, flowers or vines for each twenty linear feet of buffer length.
 - e. Decomposed granite or other acceptable groundcover over the entire buffer surface.
 - f. Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030A (Landscape Design Manual).

J. Paving: All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads.

K. Exception: The requirements of this section do not apply to a manufactured home park which was permitted prior to May 26, 1998. Such a manufactured home park must comply with the zoning standards in place at the time the manufactured home park was permitted. (Ord. 1998-37 § 4 (part), 1998)

Section 18.21 CR-1 – Single Residence Zone <http://www.co.pima.az.us/cob/code/c18a15.html#1309>

18.21.010 - Permitted uses.

A. Uses permitted:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);
2. Temporary trailer or manufactured home: In accordance with Section 18.17.020A2 (SR Suburban Ranch Zone); etc.

18.21.030 - Development standards-General.

- A. Minimum lot area: Thirty-six thousand square feet.
- B. Minimum area per dwelling unit: Thirty-six thousand square feet.
- C. Minimum lot width: One hundred feet.
- D. Minimum yard requirements:
 1. Front: Thirty feet;
 2. Side: Ten feet each;
 3. Rear: Forty feet.
- E. Building height limitations:
 1. Maximum height: Thirty-four feet;

2. Maximum stories: Two.

F. Minimum distance between main buildings: Twenty feet, except as required in Section 18.09.020D (General Residential and Rural Zoning Provisions) for a rear dwelling. (Ord. 1985-82 (part), 1985)

18.21.040 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Fifteen hundred square feet, or seventy percent of the area of the largest main building on the lot, whichever is greater.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: Sixty feet;

2. To side and rear lot lines:

a. Four feet if building is not used for poultry or animals,

b. Fifty feet if building is used for poultry or animals,

c. All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal.etc

Section 18.23 CR-2 – Single Residence Zone <http://www.co.pima.az.us/cob/code/c18a16.html#2185>

18.23.010 - Permitted uses.

A. Uses permitted:

1. Any use as permitted in Section 18.21.010 (CR-1 Single Residence Zone), but horses, cattle, sheep or goats shall not be kept on less than one commercial acre and not more than one such animal for each ten thousand square feet of lot area. (Ord. 1985-82 (part), 1985) etc.

18.23.030 - Development standards-General.

A. Minimum lot area: Sixteen thousand square feet.

B. Minimum area per dwelling unit: Sixteen thousand square feet.

C. Minimum lot width: Eighty feet.

D. Minimum yard requirements:

1. Front: Thirty feet;

2. Side: Ten feet each;

3. Rear: Forty feet.

E. Building height limitations:

1. Maximum height: Thirty-four feet;

2. Maximum stories: Two.

F. Minimum distance between main buildings: Twenty feet except as required in Section 18.09.020D (General Residential and Rural Zoning Provisions) for a rear dwelling. (Ord. 1985-82 (part), 1985)

18.23.040 -Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Five percent of the lot area.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: Sixty feet;

2. To side and rear lot lines:

a. Four feet if building is not used for poultry or animals,

b. Fifty feet if building is used for poultry or animals,

c. All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Etc

Section 18.25 CR-3 Single Residence Zone <http://www.co.pima.az.us/cob/code/c18a17.html#2243>

18.25.010 - Permitted uses.

A. Uses permitted:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);
2. Temporary trailer or mobile or manufactured home: In accordance with Section 18.17.020A2 (SR Suburban Ranch Zone); etc.

18.25.030 - Development standards-General.

A. Minimum lot area: Eight thousand square feet.

B. Minimum area per dwelling unit: Eight thousand square feet.

C. Minimum lot width: Sixty feet.

D. Minimum yard requirements:

1. Front: Twenty feet;
2. Side: Eight feet each;
3. Rear: Twenty-five feet.

E. Building height limitations:

1. Maximum height: Thirty-four feet;
2. Maximum stories: Two.

F. Minimum distance between main buildings: Sixteen feet, except as required in Section 18.09.020D (General Residential and Rural Zoning Provisions) for a rear dwelling.

G. Buildable area: Not to exceed forty percent of the lot, including all structures, except swimming pools. (Ord. 1985-82 (part), 1985)

18.25.040 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Five percent of lot area.

B. Maximum height: Twelve feet.

C. Minimum distance standards:

1. To front lot line: Fifty feet;
2. To side lot lines: Four feet, twenty feet if used for small animals;
3. To rear lot line: Four feet, twenty feet if used for small animals. (Ord. 2004-59 § 13; Ord. 1988-151 § 1 (part), 1988; Ord. 1985-82 (part), 1985)

Section 18.27 CR-4 – Mixed Dwelling Type Zone

18.27.010 - Permitted uses.

A. Uses permitted:

1. All uses are permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);
2. Duplex, condominium, townhouse, apartment, or other multiple dwelling development;
3. Recreational facilities;
4. Temporary manufactured or mobile housing: In accordance with Section 18.17.020A2 (SR Suburban Ranch Zone); etc.

18.27.030 - Development standards-General.

A. Minimum site area: Seven thousand square feet.

B. Minimum site setbacks:

1. Front: Twenty feet;
2. Side: Ten feet each;
3. Rear: Ten feet.

C. Average area per dwelling unit:

1. Single detached dwelling: Seven thousand square feet;
2. Duplex, condominium, townhouse, apartment, or other multiple dwelling developments: Three thousand five hundred square feet.

D. Maximum lot coverage:

1. Fifty percent for main buildings.
2. Sixty percent for one story dwelling units.

E. Minimum setback requirements: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).

F. Building height limitations:

1. Maximum height: Thirty-four feet; and
2. In all areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;
3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories.

G. Minimum distance between main multiple dwelling buildings: Ten feet. (Ord. 2005-1 § 2 (part), 2005; Ord. 2004-7 § 1, 2004; Ord. 1995-42 § 1, 1995; Ord. 1985-82 (part), 1985)

18.27.040 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Five percent of the individual lot area.

B. Height limitation: Twelve feet.

C. Minimum setback standards:

1. From property lines: In accordance with applicable Pima County building codes (Title 15). (Ord. 2004-59 § 14; Ord. 1988-151 § 1 (part), 1988; Ord. 1985-82 (part), 1985)

Section 18.29 CR-5 - Multiple Residence Zone <http://www.co.pima.az.us/cob/code/c18a19.html#2370>

18.29.010 - Permitted uses.

A. Any use as permitted in Section 18.27.010 (CR-4 Mixed-Dwelling Type Zone). (Ord. 1985-82 (part), 1985) etc.

18.29.030 - Development Standards-General.

A. Minimum site area: Six thousand square feet.

B. Minimum site setbacks:

1. Front: Twenty feet;
2. Side: Ten feet each;
3. Rear: Ten feet.

C. Average area per dwelling unit:

1. Single detached dwelling: Six thousand square feet;
2. Duplex, condominium, townhouse, apartment, or other multiple dwellings developments: Two thousand square feet.

D. Maximum lot coverage:

1. Fifty percent for main buildings.
2. Sixty percent for one story dwelling units.

E. Minimum setback requirements: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).

F. Building height limitations:

1. Maximum height: Thirty-four feet; and
2. In all areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;

3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories.
- G. Minimum distance between main multiple dwelling buildings: Ten feet. (Ord. 2005-1 § 3, 2005; Ord. 2004-7 § 2, 2004; Ord. 1995-42 § 2, 1995; Ord. 1985-82 (part), 1985)

18.29.040 - Development standards-Accessory buildings and accessory structures.

- A. Permitted coverage: Five percent of the individual lot area.
- B. Height limitation: Twelve feet.
- C. Minimum setback standards:
1. From property lines: In accordance with applicable Pima County building codes (Title 15). (Ord. 2004-59 § 15, 2004; Ord. 1988-151 § 1 (part), 1988; Ord. 1985-82 (part), 1985)

Section 18.31 TR- Transitional Zone <http://www.co.pima.az.us/cob/code/c18a20.html#2421>

18.31.010 - Permitted uses.

- A. Any use as permitted in Sections 18.25.010 (CR-3 Single Residence Zone), 18.27.010 (CR-4 Mixed-Dwelling Type Zone) and 18.29.010 (CR-5 Multiple Residence Zone). Etc.

18.31.030 - Development standards-Residential.

- A. Minimum lot or site area:
1. Single-family detached dwelling unit minimum lot area: Four thousand five hundred square feet;
 2. Duplex condominium, townhouse, apartment, or other multiple dwelling unit development minimum site area: Ten thousand square feet.
- B. Minimum area per dwelling unit:
1. Duplex, condominium, townhouse, apartment, or other multiple dwelling unit: One thousand square feet.
- C. Minimum lot or site width:
1. Single-family detached dwelling unit minimum lot width: Forty feet;
 2. Duplex, condominium, townhouse, apartment, or other multiple dwelling unit development minimum site width: Sixty feet.
- D. Minimum lot or site setback requirements:
1. Single-family detached dwelling unit minimum lot setbacks:
 - a. Front: Twenty feet;
 - b. Side: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15);
 - c. Rear: Ten feet.
 2. Duplex, condominium, townhouse, apartment, or other multiple dwelling unit development minimum site setbacks:
 - a. Front: Twenty feet;
 - b. Side: Seven feet each;
 - c. Rear: Twenty-five feet.
- E. Building height limitations:
1. Maximum height: Thirty-four feet; and
 2. In areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories; and
 3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and
 4. For all conditionally approved rezonings that do not have an ordinance for TR, if a third story is requested within the thirty-four-foot height limit, approval shall be requested at a noticed board of supervisors public hearing.
- F. Minimum distance between main multiple dwelling buildings: Fourteen feet. (Ord. 2005-1 § 4 (part), 2005; Ord. 1995-42 § 3 (part), 1995; Ord. 1992-60 § 1, 1992; Ord. 1985-82 (part), 1985)

18.31.050 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage:

1. Residential: Five percent of the lot area.
2. Non-residential: Forty percent of the minimum rear yard area plus fifty percent of any additional space in the rear of the principal building.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: Sixty feet;
2. To side lot lines: Four feet;
3. To rear lot line:
 - a. Four feet if building is not used for poultry or animals,
 - b. Fifteen feet if building is used for poultry or animals. (Ord. 2004-59 § 16, 2004; Ord. 1985-82 (part), 1985)

Section 18.33 CMH-1 - County Manufactured and Mobile Home -1 Zone

<http://www.co.pima.az.us/cob/code/c18a21.html#2517>

18.33.010 - Purpose.

A. The purpose of this zone is to provide for needed and properly planned mobile home developments with additional usable open space within reasonable walking distance, by permitting a wider latitude of design, without increasing existing densities. (Ord. 1997-1 § 2, 1997; Ord. 1985-82 (part), 1985)

18.33.020 - Permitted uses.

A. Uses permitted.

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions), except that the minimum site area for a church is five gross acres.
2. Manufactured home park etc.

18.33.040 - Development standards-General.

A. Minimum lot area: Eight thousand square feet.

B. Minimum lot area per dwelling unit: Eight thousand square feet.

C. Minimum lot width: Sixty feet.

D. Minimum yard requirements:

1. Front: Twenty feet;
2. Sides: Eight feet each;
3. Rear: Twenty-five feet.

E. Building height limitations:

1. Maximum height: Thirty-four feet;
2. Maximum stories: Two. (Ord. 1985-82 (part), 1985)

18.33.050 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: Five percent of the lot area.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: Sixty feet;
2. To side lot lines: Four feet;
3. To rear lot line:
 - a. Four feet if building is not used for poultry or animals.
 - b. Fifteen feet if building is used for poultry or animals. (Ord. 2004-59 § 17, 2004; Ord. 1985-82 (part), 1985)

18.33.055 - Development standards-Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

A. Minimum site area: Thirty-two thousand square feet.

B. Minimum area per dwelling unit: Eight thousand square feet.

C. Minimum site width: Sixty feet.

D. Minimum site setbacks:

1. Front: Twenty feet.

2. Side: Eight feet.

3. Rear: Twenty-five feet.

E. Minimum distance between units: Fourteen feet.

F. Off-street parking: Per Chapter 18.75 (Off-street Parking and Loading Standards).

G. Landscaping: Per Chapter 18.73 (Landscaping, Buffering, and Screening Standards), provided, however, that the minimum bufferyard along the perimeter of a manufactured home park is bufferyard "C".

H. Detached accessory buildings:

1. Maximum site coverage: Twenty-five percent of the rear yard setback area for the site;

2. Maximum height: Twenty-four feet.

3. Minimum distances required:

a. To dwelling units or other buildings: Seven feet;

b. To front lot line: Twenty feet for an entryway building used to control access, and thirty feet for all other buildings;

c. To side lot line: Ten feet;

d. To rear lot line: Fifteen feet.

I. Storage area. A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.

1. Only residents of the park may use or have access to the open storage area.

2. All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.

3. A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:

a. a minimum six-foot high opaque screen wall or fence;

b. a fifteen-gallon canopy tree for each twenty linear feet of buffer length;

c. a five-gallon desert shrub for each twenty linear feet of buffer length, two one-gallon accents, flowers or vines for each twenty linear feet of buffer length; and

d. decomposed granite or other acceptable groundcover over the entire buffer surface.

4. Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030.A (Landscape Design Manual).

J. Common areas. For parks with more than five dwelling units, a minimum of five percent of the gross site area, excluding streets and other rights-of-way shall be devoted to recreational facilities or common functionally usable open space as defined in Section 18.09.040.B.5.

K. Paving. All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads. (Ord. 1998-37 § 5 (part), 1998; Ord. 1997-1 § 2, 1997)

Section 18.35 CMH-2 County Manufactured and Mobile Home -2 Home

<http://www.co.pima.az.us/cob/code/c18a22.html#2577>

18.35.010 - Purpose.

A. The purpose of this zone is to:

1. Provide for properly planned manufactured home subdivisions or mobile home parks;

2. Provide usable open space within reasonable walking distances; and

3. Permit wider latitude of design. (Ord. 1985-82 (part), 1985)

18.35.020 - Permitted uses.

A. Uses permitted:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions), subject to the following additional conditions:
 - a. Church: Five gross acres minimum area;
2. Manufactured or mobile home or trailer; etc.

18.35.040 - Development standards-General.

A. Minimum lot area: None.

B. Minimum area per dwelling unit: Three thousand five hundred square feet, exclusive of adjacent rights-of-way.

C. Minimum lot width: None.

D. Minimum setback requirements:

1. Front:
 - a. Twenty-five feet, if access is provided,
 - b. Fifteen feet, if no access is provided.
2. Side: Ten feet;
3. Rear:
 - a. Twenty-five feet, if access is provided,
 - b. Fifteen feet, if no access is provided.

E. Building height limitations:

1. Maximum height: Thirty-four feet;
2. Maximum stories: Two.

F. Minimum distance between units: Fourteen feet.

G. Off-street parking: One off-street parking for visitors and guests shall be required, and a minimum of one off-street parking space per dwelling unit shall be provided. (Ord. 1985-82 (part), 1985)

18.35.050 - Development standards-Detached accessory buildings and uses.

A. Within a manufactured home park or manufactured home subdivision, storage is permitted by residents of the park or subdivision. Only residents of the manufactured home park or manufactured home subdivision shall have access to or use of the storage area. The storage area may be used to store the following:

1. Travel trailer;
2. Boat;
3. Automobile;
4. Recreational vehicle;
5. Truck;
6. Motorcycle.

B. All vehicles stored in the storage area must be operable. Storage of junk or inoperable vehicles is not permitted.

C. A maximum area of ten percent of the gross area of the subdivision or park may be used for a storage area.

D. A minimum five-foot-wide landscaped buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall consist of the following:

1. A minimum six-foot-high opaque screen, wall or fence;
2. Plant materials selected from the Official Regulatory Plant List, Section 18.73.030A (Landscape Design Manual). The buffer shall, at a minimum, include all of the following:
 - a. A fifteen-gallon canopy tree for each twenty linear feet of buffer length;
 - b. A five-gallon desert shrub for each twenty linear feet of buffer length;
 - c. Two one-gallon accents, flowers, or vines for each twenty linear feet of buffer length;
 - d. Decomposed granite or other acceptable groundcover over the entire buffer surface.

3. The buffer shall be maintained by the property owner as specified in Section 18.73.080 of this code. (Ord. 1998-37 § 6 (part), 1998; Ord. 1994-134 § 1, 1994)

18.35.060 - Mobile/manufactured home subdivision or manufactured home park option.

A. Mobile/manufactured home subdivisions only:

1. Single mobile home lots may be individually owned if so indicated upon a recorded subdivision plat setting forth the area of individual ownership.
2. Where common open space is provided, a mandatory homeowner's association shall accept the responsibilities of maintenance, liability and control of private streets and common areas.
3. All mobile/manufactured home units shall be secured to permanent masonry or concrete foundations. The wheels and axles shall be removed.

B. Development standards:

1. Minimum plan site:

- a. Eighteen thousand square feet, exclusive of adjacent rights-of-way,
- b. The use and/or minimum acreage requirements of Sections 18.35.020 and 18.35.030 (except clubs or lodges) greater than seven thousand square feet shall be in addition to the required minimum site of eighteen thousand square feet and shall not be included in calculating the number of dwelling units permitted;

2. Maximum density: One dwelling unit per three thousand five hundred square feet;

3. Minimum individual lot area: None;

4. Minimum individual lot width: None;

5. Minimum yard requirements: None. Zero lot-line siting of units on individual lots is permissible, subject to applicable county building codes (Title 15) and Section 18.09.060D (General Residential and Rural Zoning Provisions);

6. Maximum building height: Thirty-four feet;

7. Minimum distance between dwelling units: Fourteen feet;

8. Off-street parking: Two off-street parking spaces per unit shall be provided;

9. Required buffer:

- a. In lieu of yard setbacks, a permanent buffer of ten feet shall be required along all subdivision or park boundaries wherein no structures exceeding in six feet in height shall be placed,
- b. A six-foot masonry wall, fence, opaque landscape screen or any combination thereof shall be provided on all subdivision or park boundaries except at vehicle or pedestrian access locations:
 - 1) At vehicle access locations, such screening shall be no more than thirty-six inches high for a distance of twenty feet on either side of the opening,
 - 2) Appropriate covenants shall be placed in effect to insure the continued maintenance of such walls, fences and screens;

10. Streets:

a. Streets shall be designed and constructed in accordance with Section 18.69.040 (Subdivision Standards),

b. Curbs shall be installed on both sides of all streets, and sidewalks shall be placed on at least one side of all streets;

11. The lots so created shall be subject to all other subdivision regulations of this code, as applicable,

C. Accessory buildings:

1. Accessory buildings shall conform to the requirements of Section 18.37.050 (MU Multiple Use Zone);

2. Carports and patio covers, open on two sides, shall be considered accessory buildings, except that:

- a. They may be attached to the dwelling unit,
- b. The front yard setback shall be four feet, and
- c. The side and rear yard setbacks shall be three feet;

3. Any side of a carport or patio cover located within fourteen feet of the main dwelling unit on the adjacent lot shall not be enclosed.

D. Landscaping:

1. A landscape plan shall be developed for the subdivision or park to insure unity of design;
2. Covenants shall be recorded, providing for the continuation and maintenance of the landscaping;
3. Approval of the landscape plan by the county subdivision review staff shall be a prerequisite for approval of a development plan or final plat;
4. Each mobile/manufactured home lot shall have at least one functionally placed shade tree, indigenous to, or in harmony with the area, of fifteen gallons or larger size at the time of planting;
5. Tree species shall be selected on the basis of desert hardiness, low pollen production and low water requirement.

E. Common areas and private areas:

1. A minimum of five percent of the gross subdivision or park area shall be devoted to recreational facilities or common, functionally usable, open space;
2. The open space shall constitute no less than an equivalent proportional amount to the area being developed;
3. Interior streets shall not be calculated as part of the open space;
4. The maximum permitted coverage by buildings in the required open space shall not exceed five percent;
5. Private outdoor living and service space shall be provided for each mobile/manufactured home:
 - a. It shall be of a size, walled, or fenced, or planted as necessary to assure reasonably privacy and shall be partially paved or hard surfaced for garden furniture,
 - b. It shall be located for privacy, convenience and optimum use;
 - c. The minimum area shall be not less than four hundred square feet;
 - d. A paved or hard surfaced area, included in the outdoor living area, shall not be less than one hundred square feet.

F. Approvals: In accordance with Section 18.09.040E7 (General Residential and Rural Zoning Provisions).

G. Release from liabilities: In accordance with Section 18.09.040G (General Residential and Rural Zoning Provisions). (Ord. 1998-37 § 6 (part), 1998; Ord. 1985-82 (part), 1985)

Section 18.37 MU - Multiple Use Zone <http://www.co.pima.az.us/cob/code/c18a23.html#2684>

18.37.010 - Permitted uses.

A. Uses permitted:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions);
2. Duplex dwelling;
3. Multiple dwelling;
4. Dwelling group;
5. Manufactured or mobile home;
6. Manufactured home park in accordance with Section 18.37.065;

18.37.030 - Development standards-Residential.

A. Minimum lot area: Seven thousand square feet.

B. Minimum lot area per dwelling unit: Three thousand five hundred square feet.

C. Minimum lot width: Sixty feet.

D. Minimum yard requirements:

1. Front: Twenty feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;
2. Side: Seven feet each;
3. Rear: Twenty-five feet.

E. Building height limitations:

1. Maximum height: Thirty-four feet;
2. Maximum stories: Two.

F. Minimum distance between main buildings: Fourteen feet. (Ord. 1985-82 (part), 1985)

18.37.040 - Development standards-Nonresidential.

A. Minimum lot area: None.

B. Minimum lot width: None.

C. Minimum yard requirements:

1. Front: Twenty feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;

2. Side: Seven feet each;

3. Rear: Twenty-five feet.

D. Building height limitations:

1. Maximum height: Thirty-four feet;

2. Maximum stories: Two.

E. Minimum distance between main buildings: None. (Ord. 1985-82 (part), 1985)

18.37.050 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage:

1. Residential: Ten percent of the lot area.

2. Non-residential: Forty percent of the required rear yard and any additional space within the buildable area.

B. Maximum building height:

1. Within the required rear yard: Twenty-four feet;

2. Within the buildable area: Two stories or Thirty-four feet.

C. Minimum distance standards:

1. To front lot line: Twenty feet;

2. To side lot lines: Four feet;

3. To rear lot line: Four feet. (Ord. 2004-59 § 18, 2004; Ord. 1985-82 (part), 1985)

18.37.060 - Mobile home subdivision option.

A. Scope:

1. Single residential lots may be individually owned if so indicated upon a recorded subdivision plat setting forth the area of individual ownership;

2. Dwelling units permitted in a mobile home subdivision may be of one, or a combination of any one of the three generally defined types:

a. Mobile,

b. Manufactured, or

c. Site-built;

3. Where common areas, private roads, or common open spaces are provided, a mandatory homeowners' association shall accept the responsibilities of maintenance, liability and control of private streets and common areas.

B. Development standards:

1. Minimum area: Eighteen thousand square feet, exclusive of adjacent rights-of-way;

2. Maximum density: One dwelling unit per three thousand five hundred square feet;

3. Minimum individual lot area: None;

4. Minimum individual lot width: None;

5. Minimum yard requirements: None. Zero lot-line siting of units on individual lots is permissible, subject to applicable county building codes (Title 15) and Section 18.09.060D (General Residential and Rural Zoning Provisions);

6. Maximum building height: Thirty-four feet;

7. Minimum distance between detached dwelling units: Fourteen feet;

8. Off-street parking: Two off-street parking spaces per unit shall be provided;

9. Required buffers:

a. In lieu of yard setbacks, a permanent buffer of ten feet shall be required along all subdivision boundaries wherein no structures exceeding six feet in height shall be placed,

b. A six-foot masonry wall, fence, opaque landscape screen or any combination thereof shall be provided on all subdivision boundaries except at vehicle or pedestrian access locations;

1) At vehicle access locations, such screening shall be no more than thirty-six inches high for a distance of twenty feet on either side of the opening,

2) Appropriate covenants shall be placed in effect to insure the continued maintenance of such walls, fences and screens;

10. Streets and utilities:

a. Streets shall be designed and constructed in accordance with Section 18.69.040 (Subdivision Standards),

b. Curbs shall be installed on both sides of all streets and sidewalks shall be placed on at least one side of all streets,

c. Underground utilities shall be provided;

11. Siting:

a. All mobile home units shall be secured to permanent masonry or concrete foundations,

b. The wheels and axles shall be removed;

12. The lots so created shall be subject to all other subdivision regulations of this code.

C. Accessory buildings:

1. Accessory buildings shall conform to the requirements of Section 18.37.050;

2. Carports and patio covers, open on two sides, shall be considered accessory buildings, except that:

a. They may be attached to the dwelling unit,

b. The front yard setback shall be four feet, and

c. The side and rear yard setbacks shall be three feet;

3. Any side of a carport or patio cover located within fourteen feet of the main dwelling unit on the adjacent lot shall not be enclosed.

D. Landscaping:

1. A landscape plan shall be developed for the subdivision to insure unity of design;

2. Covenants shall be recorded, providing for the continuation and maintenance of the landscaping;

3. Approval of the landscape plan by the county subdivision review staff shall be a prerequisite for approval of a development plan or final plat;

4. Each subdivision lot shall have at least one functionally placed shade tree, indigenous to, or in harmony with the area, of fifteen gallons or larger size at the time of planing;

5. Tree species shall be desert hardy, low pollen producing and low in water requirement.

E. Common areas and private areas:

1. A minimum of five percent of the gross subdivision area shall be devoted to recreational facilities or common, functionally usable, open space;

2. Private outdoor living and service space shall be provided as necessary to assure reasonable privacy and shall be partially paved or hard surfaced for garden furniture;

a. It shall be located for privacy, convenience and optimum use,

b. The minimum area shall be not less than four hundred square feet,

c. The paved or hard surfaced area, included in the outdoor living area, shall not be less than one hundred square feet. (Ord. 1985-82 (part), 1985)

18.37.065 - Development standards-Manufactured home park.

All manufactured home parks shall comply with the following development requirements:

A. Minimum site area: Fourteen thousand square feet.

B. Minimum area per dwelling unit: Three thousand five hundred square feet.

C. Minimum site width: Sixty feet.

D. Minimum site setbacks:

1. Front: Twenty feet.

2. Side: Seven feet.

3. Rear: Ten feet.

E. Minimum distance between units: Fourteen feet.

F. Off-street parking: Per Section 18.75 (Off-street Parking and Loading Standards.)

G. Minimum bufferyard: "C."

1. For sites less than eighteen thousand square feet in area, the five-foot bufferyard "C" option may be used on all sides of the site and a chain link fence perimeter structure may be used.

2. All other landscaping requirements per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).

H. Detached accessory buildings:

1. Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.

2. Maximum height: Twenty-four feet.

3. Minimum distances required:

a. To dwelling units or other buildings: Seven feet.

b. To front site setback: Thirty feet for an entryway building used to control access, and for all other buildings.

c. To side site setback: Seven feet.

d. To rear site setback: Ten feet.

I. Storage area:

A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.

1. Only residents of the park may use or have access to the open storage area.

2. All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.

3. A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:

a. A minimum six-foot high opaque screen wall or fence.

b. A fifteen-gallon canopy tree for each twenty linear feet of buffer length.

c. A five-gallon desert shrub for each twenty linear feet of buffer length.

d. Two one-gallon accents, flowers or vines for each twenty linear feet of buffer length.

e. Decomposed granite or other acceptable groundcover over the entire buffer surface.

f. Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030A (Landscape Design Manual).

J. Paving: All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads.

K. Exception: The requirements of this section do not apply to a manufactured home park which was permitted prior to May 26, 1998. Such a manufactured home park must comply with the zoning standards in place at the time the manufactured home park was permitted. (Ord. 1998-37 § 7 (part), 1998)

Section 18.43 CB-1 Local Business Zone <http://www.co.pima.az.us/cob/code/c18a27.html#3004>

18.43.020 - Performance standards.

A. All Section 18.43.030B uses shall be conducted wholly within a completely enclosed building unless otherwise specified and any use operating as a store, shop, or business shall be a retail establishment. All products produced on the premises shall be sold at retail on the premises.

18.43.030 - Permitted uses.

A. Any use as permitted in Section 18.31.010 (TR Transitional Zone).

H. Trailer or manufactured or mobile unit for temporary office use: Only during the construction of a permanent building not to exceed a period of twelve months.

18.43.060 - Development standards-Residential.

A. Minimum lot or site area:

1. Single-family detached dwelling unit minimum lot area: Four thousand five hundred square feet;

2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site area: Ten thousand square feet.

B. Minimum area per dwelling unit:

1. Duplex, condominium, townhouse, apartment, or multiple dwelling unit: One thousand square feet.

C. Minimum lot or site width:

1. Single-family detached dwelling unit minimum lot width: Forty feet;
2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site width: Sixty feet.

D. Minimum lot or site setback requirements:

1. Single-family detached dwelling unit minimum lot setbacks:

a. Front: Twenty feet;

b. Side: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15);

c. Rear: Ten feet.

2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site setbacks:

a. Front: Twenty feet;

b. Side: Seven feet each;

c. Rear: Twenty-five feet.

E. Building height limitations:

1. Maximum height: Thirty-four feet; and

2. In areas restricted by the Hillside Development Zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;

3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and

4. For all conditionally approved rezonings that do not have an ordinance for CB-1, if a third story is requested within the thirty-four-foot height limit for residential use, approval shall be requested at a noticed board of supervisors public hearing.

F. Minimum distance between main multiple dwelling buildings: Fourteen feet. (Ord. 2005-1 § 5 (part), 2005; Ord. 1995-42 § 4, 1995; Ord. 1985-82 (part), 1985)

18.43.070 - Development standards-Accessory buildings and accessory structures.

A. Permitted coverage:

1. Residential: Five percent of the lot area.

2. Non-residential: Forty percent of the required rear yard and any additional space within the buildable area.

B. Maximum building height:

1. Within the required rear yard: Twenty-four feet;

2. Within the buildable area: Two stories or thirty-four feet.

C. Minimum distance standards:

1. To front lot line: Twenty feet;

2. To side lot lines: None;

3. To rear lot line: Four feet. (Ord. 2004-59 § 20, 2004; Ord. 1985-82 (part), 1985)

Section 18.45 CB-2 General Business Zone <http://www.co.pima.az.us/cob/code/c18a28.html#3223>

18.45.030 - Permitted uses.

A. Any uses as permitted in Section 18.31.010 (TR Transitional Zone) and in Section 18.43.030 (CB-1 Local Business Zone) excluding single family detached dwelling units unless either:

18.45.060 Development standards-Residential.

A. Minimum lot or site area:

1. Single-family detached dwelling unit minimum lot area: Four thousand five hundred square feet;
 2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site area: Ten thousand square feet.
- B. Minimum lot or site area per dwelling unit:
1. Duplex, condominium, townhouse, apartment, or multiple dwelling unit: One thousand square feet.
- C. Minimum lot or site width:
1. Single-family detached dwelling unit minimum lot width: Forty feet;
 2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site width: Sixty feet.
- D. Minimum lot or site setback requirements:
1. Single-family detached dwelling unit minimum lot setbacks:
 - a. Front: Twenty feet;
 - b. Side: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15);
 - c. Rear: Ten feet.
 2. Duplex, condominium, townhouse, apartment, or multiple dwelling unit development minimum site setbacks:
 - a. Front: Twenty feet;
 - b. Side: Seven feet each;
 - c. Rear: Twenty-five feet.
- E. Maximum building height: Thirty-nine feet.
- F. Minimum distance between main multiple dwelling buildings: Fourteen feet. (Ord. 2005-1 § 6 (part), 2005; Ord. 1985-82 (part), 1985)

18.45.070 - Development standards-Accessory buildings and accessory structures.

- A. Permitted coverage:
1. Residential: Five percent of the lot area.
 2. Non-residential: Forty percent of the required rear yard and any additional space within the buildable area.
- B. Maximum building height:
1. Within the required rear yard: Twenty-four feet;
 2. Within the buildable area: Thirty-nine feet.
- C. Minimum distance standards:
1. To front lot line: Fifteen feet;
 2. To side lot lines: None;
 3. To rear lot line: Four feet. (Ord. 2004-59 § 21, 2004; Ord. 1985-82 (part), 1985)