



January 16, 2007 Planning Commission  
February 8, 2007 City Council

Project: N/A  
Application: Rezoning  
Applicant: City of Page  
Property Owner: All property owners within the current mesa-top MHS zone—The area inside the polygon created by 10<sup>th</sup> Avenue, Sage Avenue, El Mirage Street, Ninth Avenue, Elm Street, Seventh Avenue, and North Navajo Drive.  
Current Zone: MHS (Mobile Home Subdivision)  
Proposed Zone: R1-5 (Single Family Residential- minimum lot size 5,000 sq. ft.)  
Land Use: MDR (Medium Density Residential)

Planning & Zoning Department staff reports are an objective method of evaluating requests for general plan amendments, rezonings, site development plans, conditional uses, and other land use applications. The report measures various aspects of the proposal against the requirements of the city code, zoning ordinance, specific area plans, design requirements, and subdivision regulations.

The MHS (Mobile Home Subdivision) zoning designation is outdated and in many cases, not conducive to the needs of its residents. A more appropriate designation, consistent with industry standards and existing zones in the City’s Zoning Ordinance is R1-5 (Single Family Residential - minimum 5,000 square foot lot). The new, relaxed setbacks are more consistent with resident’s construction needs, and stick-built homes would now be allowed in the R1-5 zone.

City Regulation	Compliant?	Comments
<b>Land Use Designation</b> General Plan	<b>Yes</b>	Subject site is designated MDR (Medium Density Residential), which includes single family dwellings within a range of two to twelve dwelling units per acre. At a minimum of 5,000 and very few lots more than 6,000 square feet, the density range for the area is between 7.26 and 8.7 units per acre.  <i>Land Use Map &amp; Chapter 2, Land Use Element, Section 2.6 and Use Definitions &amp; Guidelines</i>
<b>Zoning District</b> Zoning Ordinance	<b>Proposed</b>	A new zoning district called R1-5 (Single family dwelling, 5,000 sq.ft. minimum lot size) will be created and will replace the mesa-top MHS zone on the City of Page zoning map. It’s definition would be included in Section 3.3 as “Single Family Residential District, R1-5.”  The definition shall read:  “This district is intended to provide a single-family neighborhood character. Certain essential and complementary uses are permitted under conditions and standards which ensure their compatibility with the character of the district. Single Family homes in this district shall include existing and future manufactured homes, and construction of site-built homes are encouraged.”

<p><b>Bulk Standards</b> Zoning Ordinance</p>	<p><b>Proposed</b></p>	<p>A new row for zoning district R1-5 will be added to the Zoning Ordinance's <i>Table 6.1 Principal Building Bulk Standards – City of Page Zoning Ordinance</i>. The following bulk standards will be included:</p> <p>Minimum Lot Size per Unit (square feet): <b>5,000</b></p> <p>Minimum Lot Size (square feet): <b>5,000</b></p> <p>Minimum Building Size (square feet): <b>None</b></p> <p>Maximum Lot Coverage: <b>None</b></p> <p>Minimum Front Setback (feet): <b>15 feet</b></p> <p>Minimum Side Setback (feet): <b>3 feet</b></p> <p>Minimum Rear Setback (feet): <b>10 feet</b></p> <p>Maximum Building Height (feet): <b>15 feet</b></p>
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**Summary:**

- 1. Zone name:** The MHS (Mobile Home Subdivision) zoning designation is outdated and in many cases, not conducive to the needs of its residents. A standard designation, consistent with “industry standards” and the other zone designations in the City’s Zoning Ordinance would be R1-5 (Single Family Residential - minimum 5,000 square foot lot.)
- 2. Rear yards:** The current rear yard setback of 10 feet works well. It has not been cause for residents’ concern, and relaxing it would potentially lead to new conflicts.
- 3. Front yards:** Relaxation of the front yard setback by 3 feet (from 18 feet to 15 feet) is sufficient to allow for deeper covered front porches, enough to put outdoor furniture on, but far enough away from the back of sidewalk to provide a comfortable separation between public and personal space.
- 4. Side yards:** Relaxation of the side yard setback is to the maximum allowable by fire code- 3 feet. This allows a total of 10 feet of new buildable space across the width of the lot.
- 5. Lot coverage:** Eliminating the lot coverage requirement provides for a more desirable home size. Imposing a maximum percentage of lot coverage would contradict the intent of the new setbacks.

Property owners would only be required to make sure that the main structure (along with any attached garage, carport, patio, or porch) fit within the setback rectangle.

Storage sheds or other detached structures would need to be considered on a case-by-case basis, but these would generally be allowed to encroach into the rear and side setback areas according to fire code and drainage requirements.

6. **Next Step:** The Planning Commission's recommendation for this zone creation and change will go to the March 8, 2007 City Council for consideration as a City Ordinance.

**Recommendation:** Staff recommends **APPROVAL** of the new R1-5 zoning designation, along with the new R1-5 bulk standards, and to apply it to the current on-mesa MHS area.

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Steve Scott  
Planning & Zoning Director  
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