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Pinal County Board of Supervisors
P.O. Box 827
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**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE**

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(The above space reserved for recording information)
CAPTION HEADING

Ordinance No. 120303-ZO-A

ORDINANCE NO. 120303-20-A

ORDINANCE AMENDING PINAL COUNTY ZONING ORDINANCE NO. 061862

WHEREAS, pursuant to authority granted in A.R.S. § 11-801, et seq., the Board of Supervisors for Pinal County, Arizona, adopted a County Zoning Ordinance on June 18, 1996, and has from time to time amended said Ordinance; and

WHEREAS, it is in the best interests of public health, safety and welfare, for Pinal County to require all mobile/manufactured homes to be built in accordance with established building standards; and

WHEREAS, in accordance with A.R.S. § 11-251.08, Pinal County has authority to adopt fee schedules for services provided by the County to the public, and the establishment of a fee schedule for services provided by the County Zoning and Planning Services Department eliminates the need for a text amendment to the County Zoning Ordinance every time adjustments are needed in the fees covering such services.

NOW THEREFORE, IT IS HEREBY ORDAINED by the Board of Supervisors of Pinal County, Arizona, that Pinal County Zoning Ordinance No. 061862, as amended, is further amended as follows:

1. All references to the word "mobile" are deleted in Article 5, Article 20, and Article 20-B.
2. Sec. 2330.b.1. is amended to read as follows:
 - b. Manufactured home:
 1. A dwelling unit, transportable in one or more sections, manufactured after June 15, 1976, built to HUD standards with a HUD seal affixed, and does not include a Recreational Vehicle as defined in Sec. 456a, or a Mobile Home or Factory-Build building (modular) as defined in this section, which:
 - A) [remains the same]

B) [remains the same]

C) [remains the same]

D) [remains the same]

E) Only manufactured homes completed after June 15, 1976, to standards established by the U.S. Department of Housing and Urban Development shall be allowed within the unincorporated areas of Pinal County. The age limit shall apply to manufactured home installation permits issued on or after January 5, 2004. The only exception will be those mobile homes having been approved for rehab prior to January 5, 2004, which will be issued one (1) installation permit only for the lifetime of the mobile home.

3. Sec. 2330.c. is deleted and replaced with the following new Sec. 2330.c:

Sec. 2330.c. Mobile Home: A factory-assembled portable structure exceeding eight (8) feet wide and/or forty (40) feet long, containing kitchen and bathroom facilities and service connections, built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used without a permanent foundation as a dwelling unit when connected to on-site utilities, except that it does not include a Recreational Vehicle as defined in Sec. 456a or a Manufactured Home or Factory-Built Home as defined in this section. A Mobile Home does not comply with the National Manufactured Home Construction and Safety Standards Act of 1974. NO INSTALLATION PERMITS FOR MOBILE HOMES SHALL BE ISSUED ON OR AFTER JANUARY 5, 2004. The only exception will be mobile homes approved for rehabilitation by Pinal County prior to January 5, 2004, AND where the rehabilitation is completed by applicant and approved by Pinal County prior to July 1, 2004. These rehabilitated mobile homes will be issued one (1) installation permit only for the lifetime of the mobile home.

4. Sec. 2705 is deleted and replaced with the following new Sec. 2705:

Sec. 2705

FEES. A fee schedule may be adopted by the Board to cover expenses for the issuance of permits to erect, construct, reconstruct, alter or change the use of any building or other structure within any portion of the unincorporated area of Pinal County covered by this Ordinance, for any application required by this Ordinance, and for services provided under this Ordinance. Such a fee schedule will be identified as the Pinal County Planning and Development Services Fee Schedule. The Board may revise the fee schedule as needed to keep current with rising expenses for processing permits and applications required by this Ordinance. The adoption or revision of a fee schedule shall not effect any change in the Ordinance itself.

5. This Ordinance shall take effect thirty (30) days from the adoption date set forth below.

ADOPTED this 3rd day of December, 2003.

PINAL COUNTY BOARD OF SUPERVISORS

By Lionel D. Ruiz
Lionel D. Ruiz, Chairman of the Board

ATTEST:

Sheri Cluff, Deputy Clerk
Clerk of the Board