

Guide to Mobile & Manufactured Homes and Rural Development

City of Goodyear, Arizona
Development Services



Definitions

Mobile Home – A mobile home is a factory built home built before June 15, 1976. Mobile homes are regulated by the Department of Housing and Urban Development (HUD). The Goodyear Zoning Ordinance states the definition as:

Factory assembled portable structure exceeding eight (8) feet wide and/or forty (40) feet long, containing bathroom and kitchen facilities and service connections, and readily movable as a unit on its own chassis and running gear, and designed as a dwelling unit without a permanent foundation.

Manufactured Housing – A manufactured home is a factory built home built after June 15, 1976. Manufactured homes are regulated by the Department of Housing and Urban Development (HUD). The Goodyear Zoning Ordinance states the definition as:

Dwelling that has been certified as a manufactured home by the applicable State of Arizona or United States government agency, which may be fabricated, in whole or in part, off the site and delivered to the site for final assembly and construction in compliance with applicable building and fire codes.

Modular Home – A modular home is partially built in a factory and then assembled on-site but they must fully comply with all local building codes. There is no definition for modular home in the Goodyear Zoning Ordinance.

Tiny Home – A tiny home is either considered a manufactured home or a site-built home. If the home is regulated by HUD and brought to the site, it would be considered a mobile/manufactured home and only allowed in MHS or MH/RVP zoning districts. If the home is a traditional site-built home that is simply small, it would follow the typical regulations for whatever zoning district it is proposed in.

Mobile Home and Manufactured Home Regulations



WHERE ARE MOBILE HOMES AND MANUFACTURED HOMES ALLOWED?

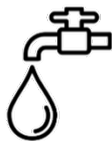
- Mobile and manufactured homes are only permitted in the Mobile Home Subdivision and Mobile Home/RV Park zoning districts.
- Mobile and manufactured homes are not permitted in the Agriculture (AG), Agricultural Urban (AU), or other single family residential districts.
- Tiny homes would be permitted in areas zoned for Manufactured Home Subdivision and/or the Manufactured Home or Recreational Vehicle Parks, provided they are properly licensed by the State of Arizona.
- The city has two predominant Manufactured Home or Recreational Vehicle Parks; one being Canada Village and the other being Cotton Lane RV Park.
- A map of city zoning districts is available on the city website: <https://www.goodyearaz.gov/home/showpublisheddocument?id=23504>

WHERE ARE MODULAR HOMES ALLOWED?

- Modular homes which are not regulated by HUD and will follow all applicable local building codes may be allowed in the Agriculture (AG), Agricultural Urban (AU), or other single family residential districts if they are considered site-built homes.
- All site-built homes, including modular homes, must follow the city's design guidelines which require a high level of design including, but not limited to:
 - Acceptable exterior materials include brick, masonry, stucco, adobe, stone, and wood. Durable synthetic products such as cast stone and fiber cement board may be considered.
 - Pitched roof materials must be clay tile, slate, or flat concrete tile.

- Deep-set or pop-out windows and doors are required.
- A covered outdoor patio is required in the rear. It must be at least 100-square feet with a minimum dimension of 10-feet.
- Two enclosed parking spaces are required. A garage or carport must match the materials & colors of the main home.
- A copy of the design guidelines can be found on the city's website: <https://www.goodyearaz.gov/home/showpublisheddocument?id=9666>
- If the home is built in an area regulated by an HOA, it must also receive design approval from the HOA.

Examples of modular homes that meet the City's design guidelines:



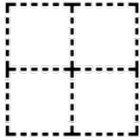
WATER AND WASTEWATER SERVICES

- If you are located in the city's water service area, you must connect to city water service if a water main is within 100-feet of your property. <https://goodyear.municipal.codes/Code/14-2-1>
- A private water system or existing community well may be used if there is no service available. <https://goodyear.municipal.codes/Code/14-2-2>
- The city must approve the use of septic systems. When city services are available, you will be required to connect to city service. <https://goodyear.municipal.codes/Code/12-3-5>
- To determine if water or wastewater service is available to your property, please use the following form: <https://www.goodyearaz.gov/government/departments/engineering-development-services/engineering/forms-applications/intent-to-serve-request>



LEGAL ACCESS, PARKING, AND DRIVEWAYS

- The lot you are developing on must have legal access to a public street.
- Driveways in Agricultural (AG) zoning districts may be unpaved, so long that a paved apron connecting to the street is provided.
<https://goodyear.municipal.codes/ZoningOrds/6-2-2-A-10>
- Lots in the Agricultural Urban (AU) district must pave the driveway unless they are connecting to an unpaved street. If connecting to an unpaved street, the driveway may be unpaved so long as a paved apron is provided.
<https://goodyear.municipal.codes/ZoningOrds/6-2-2-A-10>



SUBDIVISION OF LAND

The information provided above pertains to single lot development on pre-existing lots. The creation of subdivisions requires conformance with the subdivision regulations which includes connecting to city services. Any lot splits or subdivisions must be approved through the city of Goodyear. If a lot was split and recorded with Maricopa County without city approval, city approvals will need to be obtained and all development regulations must be complied with. The subdivision regulations are available online: <https://goodyear.municipal.codes/Code/15>



ADDITIONAL INFORMATION

The information in this brochure is meant to provide high-level guidance. Please contact the city with detailed questions before making development plans.

Review Process for Mobile Homes and Manufactured Homes

Mobile Homes and Manufactured Homes are only permitted in the Mobile Home Subdivision and Mobile Home/RV Park zoning districts. A zoning permit is required for all mobile and manufactured homes. The purpose of the zoning permit is to verify the structure will meet required setbacks, height, and the city's design guidelines.

- An application for a zoning permit is submitted to the Planning and Zoning Service in the Accela Citizen Access portal. The submittal worksheet can be found on the city's website:
<https://www.goodyearaz.gov/home/showdocument?id=30797&t=638458585083835130>
- After zoning permit approval, any necessary building permits can be obtained.

Review Process for Site-Built Homes on Agricultural (AG) or Agricultural Urban (AU) lots

- A modular home or other type of site-built home will require the submittal of custom home plans. The planning, building, and engineering reviews will be conducted with the submittal of these plans.
- Before submitting plans, please schedule a pre-submittal meeting. You can schedule these at our Accela Citizen Access portal: <https://aca-prod.accela.com/GOODYEAR/customization/common/home.aspx>