

COMPANY HOUSING UNIT (SMALL).

Housing provided to an employee and their households by a commercial entity, labor contractor or employer; no more than two occupants shall be permitted in each bedroom, with a maximum of six occupants per unit. A company housing unit (small) allows for a maximum of 12 occupants per complex.

COMPANY HOUSING UNIT (LARGE).

Housing provided to employees by a commercial entity, labor contractor or employer. Occupancy for a large complex shall be determined by the Property Maintenance Code.

Allowable Zoning Districts					
Type	AG	R-1-all/R-1-5	R-2/R-2-5	R-3	B-2
Company Housing Complex (Small)	CUP	CUP	CUP	CUP	No
New Construction Company Housing Complex (Large)	Yes ¹	No	No	Yes ²	Yes
New Company Housing Complex <u>Conversion</u> (Large)	No	No	No	Yes	Yes
CUP – Conditional Use Permit required / No – Not Permitted / Yes - Permitted					
1 – Conditional Use Permit required if parcel is less than 20 acres					
2 – Property must be adjacent to a four-lane minor arterial roadway, a four-lane principal arterial roadway, or a six-lane principal arterial roadway as classified by the 2014 Transportation Master Plan.					

Company Housing Complex (Small).

- (1) *Development standards.* Company housing complexes must meet all development standards required for the designated zoning district.
- (2) *Distance.* Establishments of this type located within any zoning district shall not be located within 1,000 feet of another company housing complex.
- (3) *Parking.* Shall comply with the parking required of multiple dwellings.
 - (a) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
- (4) *Beds.* Each occupant shall be required to have or be provided their own bed.
- (5) *Regulations.* Housing occupancy regulations are required of all company housing complexes. A copy of the regulations is required with the application of a Conditional Use Permit (CUP).
- (6) *Annual inspection.* An annual (yearly) inspection of the company housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.
- (7) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.

Existing Company Housing Complex Conversion

- (1) A legally established complex that existed prior to the adoption of this ordinance may continue to be utilized as a company housing complex, with no additional amenities required to be installed per § 154-15.19.
- (2) In order to utilize an existing company housing complex conversion which has been vacant for a period of two or more years, all provisions of § 154-15.19(B) will need to be met.

New Company Housing Complex (Large) New or Conversion

- (1) *Applicability.* The following development standards shall apply to those developments which were constructed on or prior to the adoption of this ordinance and are being converted for the use of company housing or constructed after the adoption of this ordinance.
- (2) *Occupancy.* The Building Official, utilizing the Property Maintenance Code, shall determine occupancy for each unit of a new development and/or the occupancy for an existing development, which is being converted for the use of company housing.
- (3) *Distance.* There is no distance separation requirement for a new/conversion company housing complex (large).
- (4) *Parking.* Shall comply with the parking required of multiple dwellings.
 - (a) Shall provide dedicated on-site bus parking for loading and unloading of residents with a minimum of one bus parking space for each 50 residents.
 - (b) The parking and/or idling of vehicles, used for pick-up, on public streets shall be prohibited.
 - (c) The Zoning Administrator shall have the authority to approve off-site pick-up locations as an alternative to providing on-site bus parking when such alternatives are available.
 - (d) If on-site parking area is to be utilized for outdoor recreation space, a deed restriction will be required in order to ensure that such parking area be reestablished upon conversion to a standard housing development.
- (5) *Beds.* Each occupant shall be required to have or be provided their own bed.
- (6) *Amenities.* It is required that each new construction/conversion company housing complex (large) provide the following amenities:
 - (a) Indoor recreation facility;
 - (b) Outdoor recreation facility; and
 1. Facility shall include at least one of the following:
Sporting court and/or field, Ramada(s), BBQ grill(s).
 2. On-site outdoor recreation facility will not be required if the property is within 1,500 feet of a public park which provides one of the above amenities.
 3. Each new conversion company housing complex (large) shall utilize 10% of the property for outdoor recreation facilities and green/open space.
 - (c) On-site laundry facilities.
- (7) *Management.* A complex, housing twenty-five (25) or more occupants requires the presence of a crew chief or supervisor on-site.
- (8) *Annual inspection.* An annual (yearly) inspection of the company/corporate housing complex will be performed by the Building Official and/or the Fire Marshal, prior to occupancy. The purpose of the inspection is to ensure that all requirements outlined in the Property Maintenance Code, the Fire Code, the NFPA 101 Life Safety Code, and any CUP are being met.
- (9) *Notification.* All company housing complexes are required to have property manager contact information posted on-site with visibility and access by the general public.

Agency Contacts

Planning & Neighborhood Services - Planning@YumaAZ.gov - (928) 373-5175
Building Safety - DCDBuildingSafety@YumaAZ.gov - (928) 373-5163