



Yuma County, Arizona  
**DEPARTMENT OF DEVELOPMENT SERVICES**

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MEMORANDUM

TO: Interpretation File

FROM: Paul Melcher, Planning Director *pm*

CC: Planning Division Staff

SUBJECT: Interpretation of the permitted uses of *Storage* and *Mini-Storage* in the Yuma County Zoning Ordinance

DATE: July 8, 2008

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Sections 611.02(Q) and 612.02(GG) in the Local Commercial District (C-1) and General Commercial District (C-2), respectively, list mini-storage facilities as a permitted use. Since the term *mini-storage* is not defined specifically in the Yuma County Zoning Ordinance, it is my interpretation that a *mini-storage* unit refers to storage units or buildings which are contiguous and are rented to the public for the storage of personal property and have individual, independent access by the public.

Throughout Section 6, the list of permitted uses under each Zoning District is designed to provide a range of permitted uses, and each item under that list describes specific uses and or a list of uses associated with a primary example. For instance, Section 613.02(M) lists as a permitted use: *Manufacturing, including processing, assembly or packaging*. This item does not attempt to list every specific or conceivable product that could be manufactured, yet the products will still be limited as defined in 613.01—Purpose.

Accordingly, Section 613.02(O) states that *moving and* [emphasis added] *storage businesses* are a permitted use. Since the stated purpose of this section is to...*permit certain commercial uses and light industries which are not obnoxious or offensive to adjoining properties...*, it seems reasonable to expect that storage businesses would include, but not be limited to, mini-storage developments. Items, commodities, or materials that could be stored would also be limited as per 613.01.

As a result, it is my interpretation that the intent of the above statement is to allow for uses that do not exceed the limits of intensity of development described in Section 613.01 but yet reflect the general industrial/commercial/institutional uses referenced in the C-1, C-2, and L-I zoning districts, and that the development of a property as a mini-storage business would be permitted under the L-I zoning district.

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