

Using Recreational Vehicles for Short Term Visitor Housing



Pinal County

Development Services

Department of Planning & Development

What is the Issue?

- ▶ 2012–2013:
71 Code Compliance calls
- ▶ Recent Neighborhood Meeting:
Question about the Ordinance

What does the Zoning Ordinance allow?

- ▶ Only vehicles owned by the property owner/resident are allowed to be parked on a residential lot
- ▶ No hook ups (electrical, sewer water) are allowed

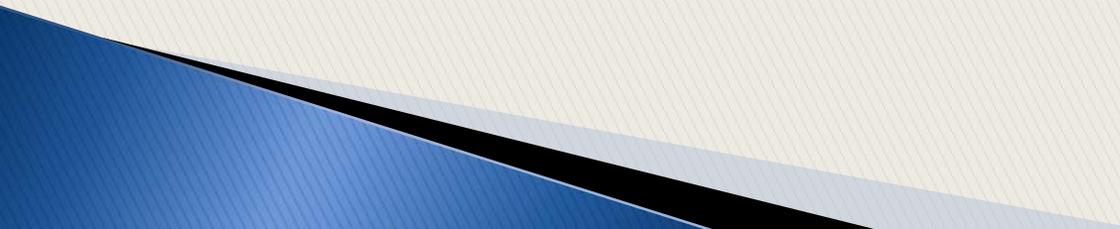
Literal Enforcement of Ordinance

- ▶ Only vehicles owned by the property owner/resident are allowed to be parked on a residential lot:
No guest parking at all
- ▶ No hook ups (electrical, sewer water) are allowed
No staying in RVs at all
No trickle charging batteries

Actual Enforcement of Ordinance

- ▶ Staff has allowed people to stay in RVs for a 7 day grace period

Why?

- ▶ Rural population made it less of an issue in past
 - ▶ Friendly Enforcement: allowing someone's Aunt to stay for a weekend
 - ▶ Economic Benefits from Visitors
- 

Friendly Enforcement may not be enough in the future

- ▶ Urbanizing population
- ▶ More desire for urban type services, even in rural areas
- ▶ Abuse of Friendly Enforcement:
 - Multiple RVs on one lot
 - Long stays

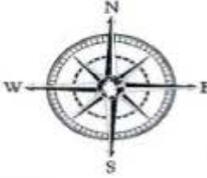


CR-3 7,000 square feet

Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



Pinal County Web Map



GR 54,450 square feet

Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



In August 2013 the BOS asked staff to explore an Ordinance Amendment by holding two series of neighborhood meetings in Oct/Nov and Jan/Feb

Neighborhood Meetings

17 Meetings Held Across the County

Neighborhood Feedback

- ▶ Serial visitors ok
- ▶ Allow hook ups
- ▶ 6 month max
- ▶ Cannot be a business without an SUP
- ▶ Allow trickle charging for residents
- ▶ Strong concerns about RVs on suburban lots:
5,000 sq ft (1 / 8 ac) to 8,000 sq ft (1 / 5 ac)
- ▶ Larger lots can handle more RVs

Ordinance Concepts

Allowing RVs for Visitor Housing

- ▶ Changes Nature of Residential properties
- ▶ Now: Single Family Home
- ▶ With Amendments:
 - A number of families for extended periods
 - Visitors can often have different priorities
- ▶ Need to make sure neighborhoods are protected

HOAs

- ▶ Authority above and beyond the Zoning Ordinance
- ▶ Changes to the Ordinance does not impact that authority

RV s Can Be Very Large



Amended RV Definition

- ▶ “Recreational vehicle (RV)/travel trailer” means a vehicular-type unit, ~~not exceeding eight feet in width nor more than 40 feet in length,~~ primarily designed as temporary living quarters for recreational, camping or travel use. The unit either may have its own motive power or may be mounted on or drawn by another vehicle upon the highway.

Trickle Charging Homeowner's RV Batteries

- ▶ Allow residents to leave RV plugged in to keep their batteries charged

RV Visitor Housing

- ▶ Cannot be a business unless they have an SUP
- ▶ Allow hook ups (electrical, sewer, water)
- ▶ Allow septic hook ups if tank capacity is adequate

Potential Allowed Uses

- ▶ Accessory to a Home
- ▶ Not on the Street
- ▶ No limit on number provided they meet detached accessory setbacks and don't exceed lot coverage limit
- ▶ Up to 15 days with no permit. Up to 6 months with TUP.

Process for Requests Beyond Allowed Uses

- ▶ SUP: Approved by BOS at public hearing
 - Can be permanent

What follows is a draft
only

Chapter 2.10 DEFINITIONS

Sections:

2.10.010 Definitions.

2.10.010 Definitions.

For the purpose of this title, certain words and terms used herein are defined as follows:

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the word “structure” includes the word “building”; and the word “shall” is mandatory and not directory. “Supervisors” shall mean the board of supervisors of Pinal County, Arizona; “commission” shall mean the county planning and zoning commission of Pinal County; “board” shall mean one of the boards of adjustment appointed under the authority of this title, and “county” shall mean Pinal County, Arizona. “PCDSC” means Pinal County Development Services Code.

Accessory Building through **“Recreational vehicle (RV) park”** [remain the same]

“Guest” means any person, other than a member of a resident family, who occupies quarters for sleeping purposes and who is not required to pay rental of any kind for such occupancy.

“**Recreational vehicle (RV)/travel trailer**” means a vehicular-type unit, ~~not exceeding eight feet in width no more than 40 feet in length~~, primarily designed as temporary living quarters for recreational, camping or travel use. The unit either may have its own motive power or may be mounted on or drawn by another vehicle upon the highway.

“**Restaurant**” through **“Zoning regulations amendment”** [remain the same]

Chapter 2.185 Outside Storage and Parking

Sections:

2.185.010 through 2.185.055 [remain the same]

2.185.060 Recreational vehicle storage.

Recreational vehicles may be stored on a parcel provided they conform to the requirements listed in PCDSC 2.185.050 and ~~are not connected to any utility source~~ are not in use for sleeping or living purposes. **Recreational vehicles may be plugged in to keep the battery charged.** [Ord. 61862 § 3406].

2.185.061 Recreational vehicles as short term guest housing.

Recreational vehicles as defined in this title, may be permitted as short term guest housing in any rural or residential zone subject to the following:

1. Duration not to exceed 15 days or up to six months with a temporary use permit subject to the requirements of section 2.151 of this title.

2. The recreational vehicle shall meet all required side and rear yard setbacks for a detached accessory building in the zoning district in which it is located.

B. An established permitted use must exist on the property prior to a recreational vehicle being permitted as short term guest housing.

C. Occupancy shall be limited to resident and/or guest; rental is prohibited and there shall be no fees collected in exchange for parking of the recreational vehicle.

D. Hook-ups such as electrical, sewer and water are permitted. Septic hook-ups will be permitted if the septic tank capacity is adequate as determined by the Community Development Department.

E. Residents may leave their recreational vehicle plugged in to keep the battery charged.

F. Units allowed: one-third coverage of the total area of the rear and side yards.

2.185.070 through 2.185.120 [remain the same]

RV's as Guest Housing Projected Timeframe

1. BOS Work Session
2. P & Z Commission Initiation – Jan. 15
3. **Community Meeting – not required**
4. Commission Hearing – Feb. 19
5. BOS Work Session – Feb/March
6. BOS Hearing – March/April

QUESTIONS?