

## DRAFT PROPOSAL FOR RV CODE REVISIONS

This draft proposal for revision of Pinal County RV codes is in response to an invitation for suggested changes by Pinal County Supervisor Anthony Smith to citizens attending a meeting held in Arizona City on December 15, 2014 for the purpose of discussing revision of the existing RV ordinance.

Substantial portions of Chapter 2.185 OUTSIDE STORAGE AND PARKING are reproduced in this draft so that all changes are viewed in context and deleted or added wording is easily understood in relation to other relevant sections.

A portion of Chapter 2.10 DEFINITIONS, section 2.10.010 is reproduced to illustrate recommended changes to definitions involving recreational vehicles and how these relate to definitions under Chapter 2.185 OUTSIDE STORAGE AND PARKING

A portion of Chapter 2.151 PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT, section 2.151.030 Temporary use permit (TUP) is also reproduced to illustrate recommended changes relating to permitting uses of recreational vehicles under the newly proposed section 2.185.061 Recreational vehicles as Short Term Guest Housing

### CHANGES TO TEXT:

Lined-out text (~~Strikethrough~~) denotes deleted wording  
Underlined text (Underlined) denotes added wording

# DRAFT

Version 4

## Chapter 2.185

### OUTSIDE STORAGE AND PARKING

#### Sections:

- 2.185.010 Outside storage and parking.
- 2.185.020 Accessory use.
- 2.185.030 Application.
- 2.185.040 Definitions.
- 2.185.050 Vehicle parking.
- 2.185.055 Heavy trucks – Standing, parking or storage.
- 2.185.060 Recreational vehicle storage

- 2.185.061 Recreational vehicles as Short Term Guest Housing
- 2.185.070 Furniture and appliances.
- 2.185.080 Construction materials.
- 2.185.090 Firewood.
- 2.185.100 Other items.
- 2.185.110 Compliance.
- 2.185.120 Variances.

Sections 2.185.070, 2.185.080 and 2.185.090 are part of the code but are not present in this draft because they are not relevant to storage or use of recreational vehicles.

**2.185.010 Outside storage and parking.**

- A. It shall be unlawful and a violation of this title for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this chapter.
- B. It is unlawful for any person to stand, park or store a vehicle in violation of this chapter.
- C. It is unlawful for any resident/occupant to allow a vehicle to stand or be parked or stored in violation of this chapter. [Ord. PZ-C-003-12 § 1; Ord. 61862 § 3401].

**2.185.020 Accessory use.**

Outside storage and parking provided by this chapter is an accessory use and shall not be permitted unless a primary use has been previously established. [Ord. 61862 § 3402].

**2.185.030 Application.**

This chapter shall apply to outside storage and parking in all residential and rural zones. [Ord. 011812-ZO-PZ-C-007-10 § 19; Ord. 61862 § 3403].

**2.185.040 Definitions.**

For the purpose of this chapter, the following definitions apply:

“Access” means the ability to enter, approach, or pass to and from a place or to approach or communicate with a person or thing as required to fulfill a necessary service or function.

“Commercial vehicle” means any vehicle that is used for commercial purposes.

“Emergency Services” means services required in emergency situations such as fire, police, medical and evacuation including related personnel, vehicles and equipment.

“Short term Guest Housing” means a dwelling or recreational vehicle occupied by a resident or visitor.

**“Heavy truck”** means any commercial vehicle with a gross vehicle weight of 19,500 pounds GVWR or more; includes the power unit by itself, the combination of the power unit and trailer, or the trailer separately.

**“Motor vehicle parts, components, accessories”** means any part, component or accessory from any vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.

**“Owner or owners of record”** means the person(s) or entity indicated on the records of the county assessor as the owner of the property in question on the date of an alleged violation.

**“Person”** means any individual, corporation, company, partnership, firm, association, union, society, or any county, city, town, state or any subdivision or agency thereof and includes any trustee, receiver, assignee, or personal representative thereof.

**“Public services”** means services required to perform inspection duties, code enforcement, animal control, nuisance abatement or utility repair and operations, including related personnel, vehicles and equipment.

**“Recreational vehicle”**, also referred to as **“RVs”**, means any item of personal property driven, towed or hauled for recreational uses including, but not limited to travel trailers, motorhomes, pickup campers, boats, boat trailers, tent campers, buses or other recreational items. Recreational vehicles are mobile units that use a self-contained power source, are towed or hauled by another vehicle or are specifically designed to be readily transported by other means. Portable structures including but not limited to buildings, mobile homes, shipping containers, construction site office trailers, non-mobile tents or other similar units are not considered recreational vehicles for the purposes of this ordinance.

**“Resident/occupant”** means a person or persons who are occupying a building or structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.

**“Scrap”** means any item or substance which in its present condition is not and cannot be used for the original use intended, or that which has been discarded.

**“Short Term”** means a limited period of time not to exceed 6 months.

**“Site”** means a specific property where a recreational vehicle may be parked.

**“Telecommunications”** for this chapter means the transmission of information of the user’s choosing between or among points specified by the user without change in the form or content of the information as sent and received. “Telecommunications” does not include commercial mobile radio services.

**“Utilities”** means water, sewer or septic, electricity, gas or any other service needed for residence such as propane delivery to a storage tank, telecommunications or similar services and activities

“**Vehicle**” means every device by which any person or property is or may be transported on a street or highway that is propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine, including, but not limited to, heavy trucks, public safety, public service, and recreational vehicles. [Ord. PZ-C-003-12 § 2; Ord. 011812-ZO-PZ-C-007-10 § 19; Ord. 61862 § 3404].

**2.185.050 Vehicle parking.**

A. Unless otherwise prohibited or restricted in this chapter, vehicles may be parked on residential or rural property provided said vehicles comply with all the following requirements:

1. Vehicles other than recreational vehicles used as short-term guest housing must be owned or leased by the current resident/occupant of the parcel.
2. Vehicles shall not be up on jacks, blocks or other similar equipment.
3. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.
4. Said vehicles shall not be parked in such a manner as to block access to sidewalks or driveways/entrances to any other property.
5. Vehicles must have a current, valid registration affixed to the license plates. The lack of a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that a vehicle does not have a valid and current registration.
6. No more than two personally owned vehicles may be offered for sale at any one time.
7. Vehicles must currently be operable.

B. Public service and public safety vehicles may be parked by a resident in any residential or rural zoning district if the vehicle is required to be available at designated periods at the person’s residence as a condition of the person’s employment and either of the following applies pursuant to ARS 11-269.10:

1. The resident is employed by a public service corporation that is regulated by the Corporation Commission, an entity regulated by the Federal Energy Regulatory Commission or a municipal utility and the public service corporation, federally regulated utility or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of 20,000 pounds or less and is owned or operated by the public service corporation, federally regulated utility or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation, federally regulated utility or municipal utility.

2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to ARS Title 36, Chapter 21.1, and the vehicle has a gross vehicle weight rating of 10,000 pounds or less and bears an official emblem or other visible designation of that agency. [Ord. PZ-C-003-12 §§ 3, 4; Ord. 61862 § 3405].

### **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 other than electrical power and not in use for sleeping or living purposes. [Ord. 61862 § 3406]

### **2.185061 Recreational Vehicles as Short Term Guest Housing**

Recreational vehicles may be used as short term guest housing in any rural or residential area subject to the provisions of this section and other applicable codes. [Chapter 2.185 Section 2.185.050 and Chapter 2.151 Section 2.151.030]

Recreational vehicles used as short term guest housing shall be governed by the following provisions:

A. Recreational vehicles used as short term guest housing shall not impede access by public or emergency services or create dangerous conditions either on the site where they are located or on immediately adjacent property. Recreational vehicles must be operational and parked in a manner that does not block sidewalks, driveways, entryways to other property and allows immediate removal if necessary in the event of an emergency.

B. The number of recreational vehicles used as short term guest housing on any site is not limited provided that they do not violate provision (A) of this section.

C. An established permitted use must exist on the property prior to utilization of a recreational vehicle as short term guest housing. The use of recreational vehicles for short term guest housing is temporary and is exempt from existing setback requirements of permanent or auxiliary structures.

D. Recreational vehicles may be used as short term guest housing without a temporary use permit for a period not to exceed 15 days from the date of initial arrival on any given site. Recreational vehicles may not exceed the 15 day permit-free period regardless of movement to or from the site.

E. Recreational vehicles may be used as short term guest housing for a period not to exceed 6 months provided that a temporary use permit is acquired.

F. To accommodate the needs of visitors engaged in seasonal tourism, the following permit requirements are established:

1. Permits for use of recreational vehicles as short term guest housing may be acquired by visiting the Pinal County Website and filing out the required form or by telephoning the appropriate county department and providing the necessary information and fee payment.
2. The fee, if any, for issuing short term guest housing permits shall not exceed ten dollars.
3. Once the short term guest housing permit has expired, it may be renewed at the discretion of the issuing authority.
4. No inspection for code provisions is necessary to obtain a short term guest housing permit but onsite inspection by relevant county departments may be conducted at the discretion of the permitting authority to ensure compliance with applicable health and safety codes.
5. Temporary Use Permits (TUPs) are subject to the requirements of this title.

G. Procedure for TUP application for recreational vehicles used as short term guest housing:

1. Application for a TUP on the applicable form provided by the county together with the required information, documentation and a nonrefundable filing fee shall be made to the appropriate county department.
2. Property owner or the property owner's authorized agent shall provide the guest with written consent by completing the appropriate section of the application.

H. The TUP application may include the following:

1. An explanation of the use proposed and the duration of the request;
2. Name of the permit applicant;
3. Address of the subject property;
4. Such additional information as may be requested by the permitting authority.

I. Occupancy of recreational vehicles used as short term guest housing shall be limited to the permanent resident of the property and immediate family, guests and their immediate family and pets of the occupants of the recreational vehicle.

J. There shall be no fees or rental of any kind collected or exchanged between the guest and the property owner or tenant (if the property is rented or leased).

K. Utility and waste disposal hookups for recreational vehicles used as short term guest housing are permitted provided that there is compliance with all applicable health and safety codes.

**2.185.100 Other items.**

All other items, objects, material, parts, scrap, motor vehicle components, or any other item of personal property that does not conform to the sections above may be stored provided all of the following requirements are met:

A. The item or object is currently operable; and

B. The item, object, material or part is for use on the property; and

C. The item, object, material or part is totally screened from view of any contiguous property, public street, right-of-way or easement. Said screening shall be by means of a solid wall or nontransparent fence (not including a chain link fence with slats), landscaping or a combination of the above, achieving the same effect. The wall or fence shall not be more than six feet in height. The stored items, objects, materials or parts shall not be stacked to height exceeding the height of the wall or fence, and in no instance shall be stacked more than six feet high above ground level.

D. The following requirements and setbacks from the nearest property line are complied with:

<b>Distance to the front property line</b>	<b>Distance to the side and rear property lines</b>	<b>Square footage of storage permitted</b>	<b>Maximum height of storage</b>
60 feet	20 feet or less	None	4 feet
60 feet	20.1 feet to 100 feet	100	6 feet
100 feet	100.1 feet to 300 feet	200	6 feet
200 feet	300.1 feet or more	300	6 feet

E. Screened outdoor storage areas shall not be permitted on any parcel of land unless there is a primary use established on the parcel. [Ord. 011812-ZO-PZ-C-007-10 § 19; Ord. 61862 § 3410].

**2.185.110 Compliance.**

Outside storage or use not complying with this chapter is hereby deemed a public nuisance and shall not enjoy any right to continuation, restoration, exchange of uses, or expansions as if a lawful nonconforming use, and shall be abated. [Ord. 61862 § 3411].

**2.185.120 Variances.**

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For the purpose of this section, and for the public health, safety, peace, comfort, convenience and general welfare of the citizens of Pinal County, Arizona, none of the regulations contained in this chapter shall qualify for the variance procedures of Chapter 2.155 PCDSC, Article II. [Ord. 61862 § 3412].

DRAFT CHANGES TO SECTION 2.10 DEALING WITH DEFINITIONS RELATING TO  
RECREATIONAL VEHICLES

**DRAFT**

Chapter 2.10  
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. See “Building, accessory.”

“Adjacent” means all properties immediately contiguous to or near a development site, including those which are separated from the site only by a road or road right-of-way.

“Building, accessory” means a subordinate building or portion of the main building on the same lot or building site, the use of which is incidental to that of the main building and which is used exclusively by the occupants of the main building(s) or their nonpaying guests or employees.

“Dwelling” means a building or portion thereof designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, duplexes, townhouses, triplexes, manufactured homes, mobile homes, modular homes, and multiple-family dwellings, but not including hotels, motels, boarding, and lodging houses.

“Easement” means an interest in land that is less than fee title which entitles the easement holder to a specific limited use or enjoyment.

“Guest house/casita” means an attached or detached accessory building with no cooking facilities, used to house guests of the occupants of the principal building, and which is never rented or offered for rent.

“Lot, corner” means a lot located at the junction of two or more intersecting streets, having an interior angle of less than 135 degrees, with a boundary line bordering on two of the streets. The point of intersection of the street lot lines is the corner.

Mobile Home. See PCDSC 2.150.190(C).

“Recreational vehicle (RV) park” means any plot of ground upon which two or more recreational vehicles/travel trailers (RV) are occupied for dwelling or sleeping purposes, regardless of whether or not a charge is made for such accommodations.

“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.

“Setback” means the minimum distance required between a structure and a property line of a parcel of land or between a structure and a proposed street line. For the purpose of this title, the terms “setback” and “yard” shall be treated as though they are synonymous, unless stated otherwise.

“Structure” means anything constructed or erected the use of which requires location on the ground or attachment to something having a location on the ground. This definition shall include, for the purpose of this title, a manufactured home, mobile home and accessories thereto. For the purpose of this title, the terms “building” and “structure” shall be treated as though they are synonymous, unless stated otherwise. See “Building.”

“Utilities” means services and facilities provided by public or private agencies and public or private utilities such as electric and gas service, water (domestic and irrigation), sewage disposal, drainage systems and solid waste disposal. See PCDSC 2.150.010.

“Use” means the purpose or purposes for which land or a building or structure is occupied, maintained, arranged, designed or intended.

DRAFT CHANGES TO 2.151 TEMPORARY USE PERMITS (SECTION 2.151.030)  
RELATING TO RECREATIONAL VEHICLES

## DRAFT

### Chapter 2.151

#### PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT

##### 2.151.030 Temporary use permit (TUP).

The commission and the supervisors find that there is a need in the county for the issuance of temporary use permits for those temporary uses which are required for the proper function of the county or constructing a public facility. Such uses shall be so conducted that they will not be detrimental in any way to the established economic or social uses and values of adjacent or surrounding properties or to the county. The planning director may issue a TUP for a building or premises in any zoning district for any of the uses set forth in subsection A of this section when they are temporary in nature. Issuance of a TUP does not relieve the permit holder of the additional responsibility of obtaining any other permit or approval.

A. Temporary use permits may be allowed for the following temporary uses:

1. Batch plant;
2. Off-site parking and storage of earth moving or construction equipment;
3. Off-site contractor's equipment yard or warehouse incidental to the carrying on of public works projects or development projects;
4. Real estate sales office in conjunction with a development project;
5. RV for security purposes on the site of an active construction site for development projects during the construction period;
6. RV for on-site occupancy during the construction of a single-family residence under an active building permit;
7. RV for on-site occupancy for use in association with an existing single-family residence as short term guest housing not to exceed a duration of six months;
8. Such other uses as the planning director deems appropriate.