

# Temporary Housing Zoning Violations and Enforcement





## **2.05.020 General purpose and adoption of official land use plan and zoning ordinance.**

For the promotion and protection of the public health, peace, safety, comfort, convenience and general welfare and in order to secure for the citizens of Pinal County, Arizona, the social and economic advantages of an orderly, efficient use of land, and as a part of the master plan for the county

# Current Situation

- Use of RV's as temporary housing is not permitted
  - Use of RV's as temporary housing has exploded over the last several years
  - Zoning Ordinance is deliberately and repeatedly violated and ignored
- Some neighborhoods have the appearance of RV parks and/or campgrounds
  - Numerous properties with multiple, occupied RV's
  - Numbers range from 2 – 12 RV's per property

# Ineffective Code Enforcement

- Reactive Process
  - Neighbors must report neighbors
  - Does not foster good community spirit
  - Tension, harassment, rude behavior
  - Violations go unreported
    - Fear of retaliation
- Very unsatisfactory results
  - Process to remove RV's is too lengthy
  - Occupied RV's remain on properties for months
  - Sometimes RV is just relocated to another property

# Negative Environmental / Social Impact

- Strains on domestic water systems
  - Number of users far exceeds engineered specifications
- Contamination of ground water
  - Overtaxed & illegally installed septic systems
- Fire Hazards
  - Numerous propane tanks in close proximity to open fires
  - Overextended electrical circuits
- Accelerated road deterioration
  - Increased traffic flow
  - Substantial increase in heavy loads on residential streets

## - Continued -

- Light pollution = Excessive, misdirected or obtrusive artificial light
  - Over-illumination, glare, light clutter, sky glow
  - Has adverse effects on humans
    - Stress
    - Sleep Deprivation
  - Can disrupt ecosystems of nocturnal animals
  - American Medical Assoc. 2009 policy in support of control of light pollution
- Excessive Noise
  - Adverse health effects
    - Stress
    - High blood pressure
    - Anti-social behavior

# Economic Impact

- Lost revenue to businesses / county
  - RV parks / horse boarding facilities / RV storage yards
  - Ex. - \$30 per night per RV
    - 50 RV's for 14 days = \$21,000
    - 50 RV's for 4 months = \$240,000
- Infrastructure depreciation
- Loss of full time residents
- Properties lose appeal - lose value



# Suggestions for Improved Code Enforcement

- Send letters to property owners before the fall
  - Notice - Zoning Ordinance will be enforced
- Make the violation a ticket-able offense
  - 1<sup>st</sup> violation a warning
  - 2<sup>nd</sup> violation a ticket / with an attached fine
  - Increased fines for repeat offenders
- Allow Code Enforcement Officer to correct problem immediately – if possible
- Require removal of RV within 48 hours

# Temporary Housing – Legal Options

- RV camping and campgrounds in Pinal County [www.rvparkstore.com](http://www.rvparkstore.com)
- Numerous RV Parks have provisions for horse boarding with riding arenas  
[www.campingandhorses.com](http://www.campingandhorses.com)
- Wide range of prices and amenities
- Multitude of horse boarding facilities available
- Winter visitors have alternatives to violating the zoning ordinance

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# Conclusion

- No **occupied** RV's on properties zoned for a single family residence
- Code enforcement should be effective and efficient with appropriate fines
- Stop the economic loss
- Winter RV visitors have a wide variety of legal options available
- Resolution of this issue needs to happen before the fall
- On-site storage of RV's belonging to the property owner is not the issue