

RVs as Temporary Guest Housing

PZ-C-002-15



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PZ-C-002-15

March 30, 2016

Issues of Concern

Existing Zoning Regulations

- Outdated RV definition limits the size to 8' X 40'
- Only vehicles owned by the property owner/resident may be parked on a residential lot
 - Does not allow for guest parking at all
- No hook-ups (electrical, sewer, water) are permitted
 - Does not allow for occupied RVs
 - Does not allow for trickle charging of batteries



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Issues of Concern

Staff Approach

- Friendly enforcement: 7 day grace period
- An urbanizing population and abuse has forced us to re-examine our approach
- In 2013 staff began exploring an ordinance amendment to allow temporary guest housing within RVs
 - 17 community meetings countywide
 - Wide range of ideas and concerns emerged



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Public Participation

- Since 2013
 - 17 community meetings
 - Web site notices
 - News paper advertising
 - 4 work-sessions
 - Innumerable meetings with stake holders



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The Preferred Alternative Solution

Ordinance Concepts

- Re-define RV
 - Revise the language that says “does not exceed 8ft in width and 40ft in length”
- Allow residents to leave RV plugged in to trickle charge battery



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The Preferred Alternative Solution

- Allow RVs for temporary visitor housing
 - No more than 6 months
 - No more than 1 RV
 - To mirror the language in the Health Code
 - Allowed on Rural lots only (SR, SH, GR RU-10, RU-5, RU-3.3, RU-2, RU-1.25)
 - Must meet side and rear setbacks of a detached accessory structure and front setbacks of a main structure
 - Temporary RV Permit
- Reduce the minimum size requirement of the RV Park zone from 10 acre minimum to 5 acre minimum
 - To allow smaller parcels to develop RV parks



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Staff Recommendation

- Approval of PZ-C-002-15



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Questions or Comments?

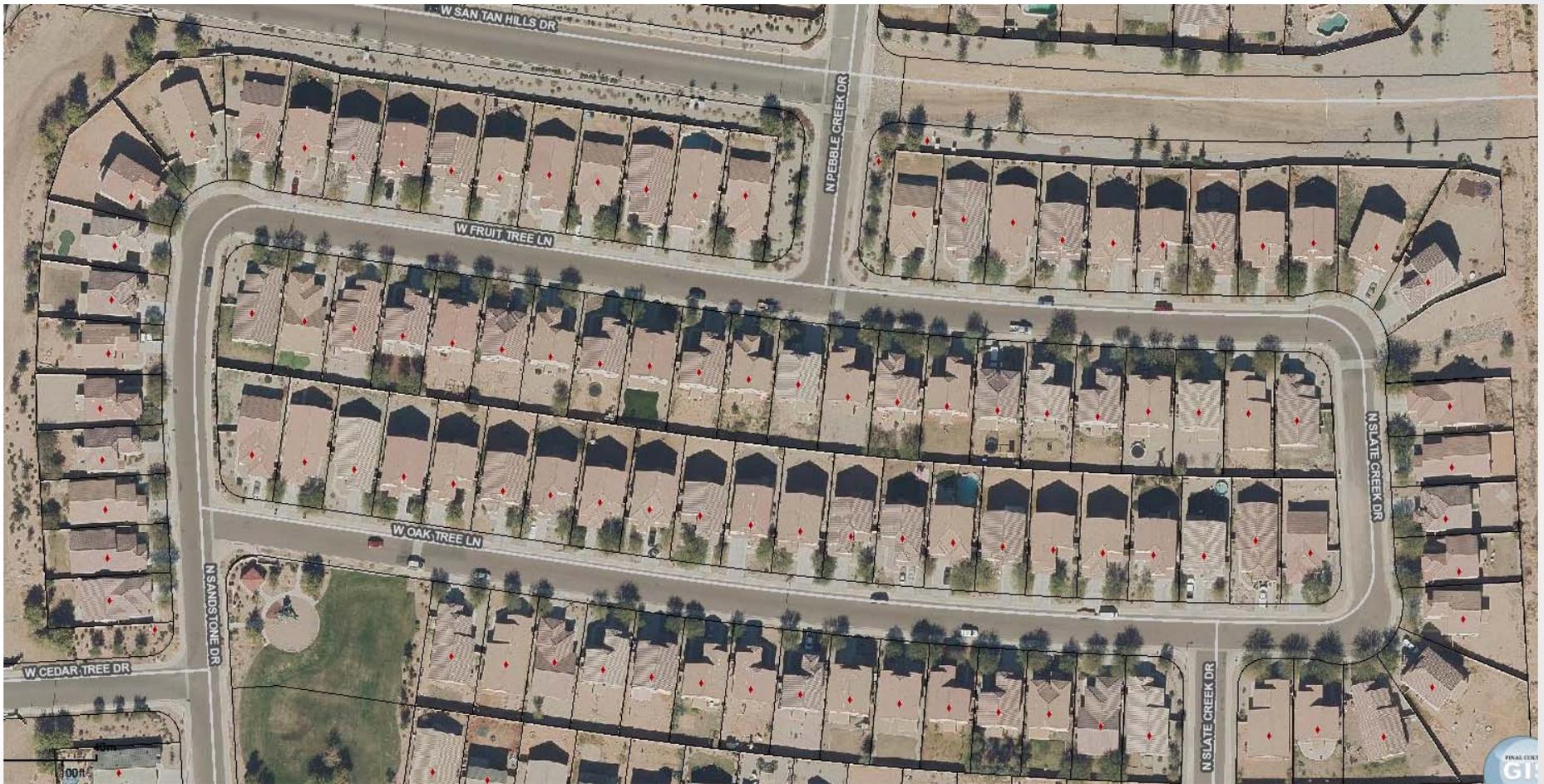


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Typical SFR Development



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