

**NOTICE OF PUBLIC HEARING:** A public hearing will be held by the Pinal County Planning and Zoning Commission at 9:00 A.M. on the **21<sup>st</sup> day January, 2016** in the Pinal County Emergency Operations Center (EOC) room, Building F, 31 N. Pinal St., Florence, Arizona to consider **PZ-C-002-15:** a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending section 2.10.010 “Definitions” adding Section 2.150.271 “Recreational vehicles as short term guest housing”; amending Section 2.185.060 “Recreational Vehicle Storage;” and Chapter 2.355 “Park Model/Recreational Vehicle Park Zoning District” as follows:

## **Chapter 2.10 DEFINITIONS**

### 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 **“Group Home”** [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 rent of any kind for such occupancy.

**“Guest House/Casita”** through **“Recreational vehicle (RV) park”** [remain the same]

**“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 2.150 GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS**

**2.150.010** through **2.150.270**[remain the same]

### 2.150.271 Recreational vehicles as short term guest housing.

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

1. Duration not to exceed 15 days or up to six months with a temporary RV permit. The temporary RV permit application shall include:

- a. Legal description and address of the subject property;
- b. A letter of authorization for an agent, if applicable;
- c. Sufficient information on sewage disposal to determine whether the provisions are adequate; and
- d. Site plan as required in Chapter 2.200 PCDSC

2. The recreational vehicle shall meet the required front yard setbacks for a main building and 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. In no case shall there be more than one RV used as short term guest housing on a parcel at any one time.

**2.150.280 through 2.150.320 [remain the same]**

### **Chapter 2.185 Outside Storage and Parking**

**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].

**2.185.070 through 2.185.120 [remain the same].**

### **Chapter 2.355 PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT**

**2.355.010 through 2.355.050 [remain the same]**

## **2.355.060 Development standards.**

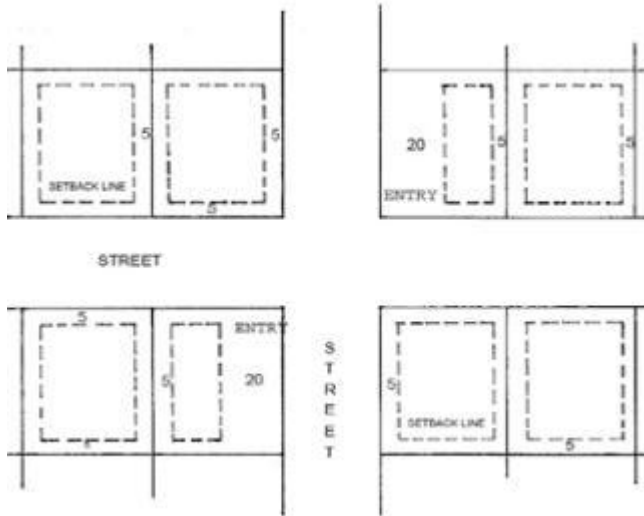
### **A. Overall Park Development Standards.**

1. Minimum lot area: ~~40 acres~~ five acres, inclusive of rights-of-way, easements or dedications.
2. The PM/RVP shall be screened from adjoining lots or parcels not in park model and recreational vehicle park use by a solid fence or wall of not less than six feet in height. The screening fence or wall shall be constructed within six months from the date of approval of the park model and recreational vehicle park plans. The screening material does not include planting, vegetation, shrubbery and the like.
3. Minimum front setback: 15 feet.
4. Minimum side setbacks: 10 feet each.
5. Minimum rear setback: 10 feet.
6. Maximum height: 30 feet.
7. Detached Accessory Buildings.
  - a. Maximum height: 30 feet.
  - b. Minimum distance to front lot line: 15 feet.
  - c. Minimum distance to side lot line: four feet.
  - d. Minimum distance to rear lot line: four feet.

### **B. Park Space Development Standards.**

1. Minimum space area:
  - a. Two thousand square feet for park model.
  - b. One thousand five hundred square feet for recreational vehicle.
2. Minimum space width:
  - a. Forty feet for park model.
  - b. Thirty feet for recreational vehicle.
3. Minimum front setback: five feet.
4. Minimum side setback: five feet; except approved and permitted appurtenances on the entry side may be three feet.
5. Minimum rear setback: five feet.
6. Maximum height: 20 feet.
7. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational

vehicle's entry side and five feet on the nonentry side.



**Figure A**

8. Detached/Attached Accessory Structures.

- a. Maximum height: 20 feet.
- b. Minimum distance to front space line: five feet.
- c. Minimum distance to side and rear space lines: five feet.
- d. Any park model or recreational vehicle awnings shall require a building permit and be constructed in compliance with adopted Pinal County building codes.

9. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length.

COPIES OF THE PROPOSED TEXT AMENDMENT ARE AVAILABLE FOR REVIEW ON THE PINAL COUNTY WEBSITE AT <http://www.pinalcountyz.gov/Departments/PlanningDevelopment> UNDER ZONING ORDINANCE AMENDMENTS.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTIONS TO ANY PROPOSED AMENDMENT.

Contact for this matter: Ashlee MacDonald E-MAIL ADDRESS:

[ashlee.macdonald@pinalcountyz.gov](mailto:ashlee.macdonald@pinalcountyz.gov)

Phone #: (520) 866-6642 Fax: (520) 866-6435

DATED THIS 22nd DAY OF December, 2015.

Pinal County Planning and Development Department

Himanshu Patel, Community Development Director

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[Anything below this line is not for publication]

PUBLISHED ONCE in each of the following:

Florence Reminder

Tri-Valley Dispatch

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