

Proposed Changes to Pinal County's RV Ordinance

(Prepared by Supervisor Smith for February 14, 2018 Work Session)

Common Objectives:

- Make Pinal County's Ordinance consistent with HB 2176 that was passed in 2017
- Extend the privilege for using RVs as temporary housing to as many property owners as possible
- Encourage tourism and its related economic activity that RV users bring to the county

Storage:

- RVs could be plugged in to keep the battery charged

Proposed Ordinance for RVs as guest housing in residential zones:

- One RV may be used as short term housing on either:
 - An owner-occupied lot in any rural zoning district
 - On a "qualified owner-occupied lot" in a residential zoning district. A "qualified owner-occupied lot" means a lot in a development that was both rezoned from a rural district to a residential zoning district and lawfully subdivided, prior to January 1, 1975. (Arizona City would be included, but not most other residential zoning districts in county)
- Other requirements:
 - Temporary RV permit valid for 60 continuous days
 - One 60-day temporary RV permit shall be issued per lot per calendar year
 - Permit shall be conspicuously posted on the lot and visible from public right of way
 - Lots eligible for temporary permit shall be in conformance with all development standards and other requirements of applicable zoning districts
 - Must meet required front yard setbacks for main building and side and rear setbacks for detached accessory building
 - No rent, fee or other compensation allowed
 - Utility hook-ups shall be in conformance. Septic hook-ups will be permitted if tank capacity is adequate

Please note: The RV Committee consisting of interested citizens will present additional recommendations at the time this item is called