

Citizen's Draft of RV as Short Term Housing
Draft 5 1-1-19
Short Version

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

2.185.061 Recreational Vehicles as Short Term Housing

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

A. Recreational vehicles used as short term 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 housing on any site shall not exceed one RVs per acre or part thereof 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 housing.

D. Recreational vehicles may be used as short term 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. Recreational vehicles used for short-term housing during the 15-day permit free period are exempt from existing setback requirements for permanent or accessory structures.

E. Recreational vehicles may be used as short term housing beyond the permit-free period, provided that a temporary use permit is acquired, renewable for not more than 180 days at the discretion of the issuing authority. Recreational vehicles used for short-

term housing after expiration of the 15-day permit free period must comply with existing setback requirements for permanent or accessory structures.

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 housing shall be acquired by filling out the required Pinal County form and providing the necessary information and fee payment.
2. The fee, if any, for issuing short term housing permits shall not exceed ten dollars.
3. No inspection for code provisions is necessary to obtain a short term 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.
4. Temporary Use Permits (TUPs) are subject to the requirements of this title.

G. Procedure for TUP application for recreational vehicles used as short term 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, if required, 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 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.