

AN ORDINANCE OF THE TOWN OF FLORENCE, ARIZONA ADOPTING "AMENDED RECREATIONAL VEHICLE TRAVEL AND TRAILER PARK ZONING CLASSIFICATION FOR THE TOWN OF FLORENCE" BY REFERENCE, PROVIDING WAYS TO ESTABLISH A DISTRICT; PROVIDING CRITERIA FOR REVIEW AND DECLARING AN EMERGENCY

BE IT ORDAINED by the Mayor and Common Council of the Town of Florence, Arizona:

Section 1: That certain document known as "Amended Recreational Vehicle Travel And Trailer Park Zoning Classification For The Town Of Florence" three copies of which are on file in the office of the Town Clerk of Florence, which document was made a public document by Resolution No. 186 is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

Attached

Section 2: That since this Ordinance is an addition to the existing zones within the Town and not intended as a substitution for any existing zones or zoning laws the penalties for violation and methods of enforcement of this zone are the same as set forth in the existing Zoning Ordinance for the Town of Florence, Arizona.

Section 3: All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4: If any section, subsection, sentence, clause, phase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5: WHEREAS, it is necessary for the preservation of the peace, health and safety of the Town of Florence, Arizona, an emergency is declared to exist, and this Ordinance shall become immediately operative and in force from and after the date of posting hereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Florence, Arizona, this 1st day of August, 1984.

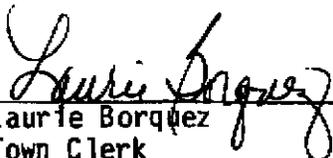
APPROVED by the affirmative vote of three-fourths of the members of the Common Council by the Town of Florence, Arizona.

James C. England
James E. England
Mayor, Town of Florence

RV
Setbacks
Front: 5 feet
Side: 3 feet
Rear:

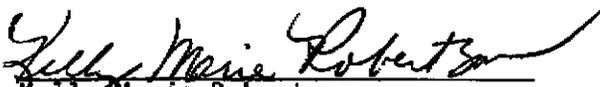
Town of Florence
Ordinance No. 64
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ATTEST:



Laurie Borquez
Town Clerk

APPROVED AS TO FORM:



Kelly Marie Robertson
Town Attorney

RESOLUTION NO. 186

A RESOLUTION OF THE TOWN OF FLORENCE, ARIZONA DECLARING THAT CERTAIN DOCUMENT ENTITLED "AMENDED RECREATIONAL VEHICLE TRAVEL AND TRAILER PARK ZONING CLASSIFICATION FOR THE TOWN OF FLORENCE", THREE COPIES OF WHICH ARE ON FILE WITH THE TOWN CLERK OF THE TOWN OF FLORENCE, A PUBLIC RECORD AND DECLARING AN EMERGENCY

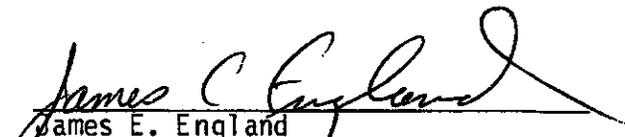
BE IT RESOLVED by the Mayor and Common Council of the Town of Florence, Arizona, as follows:

That certain document entitled "Amended Recreational Vehicle Travel And Trailer Park Zoning Classification For The Town Of Florence", three (3) copies of which are on file in the office of the Town Clerk, is hereby declared to be a public record and the same are ordered to remain on file with the Town Clerk as a permanent record, and one made available to the public.

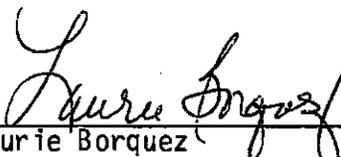
WHEREAS, it is necessary for the preservation of the peace, health and safety of the Town of Florence, Arizona, an emergency is declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Florence, Arizona, this 6th day of August, 1984.

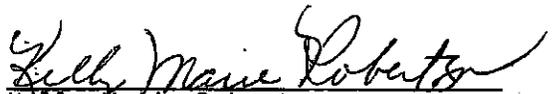
APPROVED this 6th day of August, 1984 by the affirmative vote of three-fourths of the members of the Common Council of the Town of Florence, Arizona.


James E. England
Mayor, Town of Florence

ATTEST:


Laurie Borquez
Town Clerk

APPROVED AS TO FORM:


Kelly Marie Robertson
Town Attorney

AMENDED
RECREATIONAL VEHICLE TRAVEL AND TRAILER
PARK ZONING CLASSIFICATION FOR THE TOWN OF FLORENCE

- A. Purpose and Intent: The purpose of this section is to provide for recreational vehicle and travel trailer parks which are suitably developed for the placement and occupancy of recreational vehicles and travel trailers for residential purposes on leased, rented, or owned spaces on a long-term or temporary basis. The intent of these regulations is to encourage development of a unified project with adequate open-space provisions to preserve the residential character of the area, and to prohibit uses that are incompatible with the surrounding areas and development.
- B. Definitions:
1. Person; Means any person, partnership, firm, company, corporation, tenant, owner, lessee, or licensee, agent, heir or assignee.
 2. Recreational Vehicle; Means a vehicular type unit primarily designed to provide temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, such as: travel trailer, truck camper, camping trailer, motor homes, and park model travel trailers.
 3. Motor Home; Means vehicular design unit built on or permanently attached to a self-propelled vehicle chassis, van or chassis cab, which is an integral part of the complete vehicle, to provide temporary or permanent living quarters for recreation, camping or travel use.
 4. Recreational Vehicle Awnings; Means a light-weight overhead structure used in conjunction with a recreation vehicle and/or travel trailer, for the purpose of shading or weather protection of areas such as carports, patios, porches, and windows.
 5. Recreational Vehicle and Travel Trailer Park; Means an approved residential development as shown in the records of the Town of Florence, together with certain accessory buildings and uses providing for the enjoyment and benefit of the patrons of the park, in which individual spaces are provided for parking of a recreation vehicle or travel trailer for temporary or permanent housing; whether or not a charge is made for such accomodation.
 6. Recreation Vehicle and Travel Trailer Space; Means a parcel of land within an approved Recreational Vehicle park, which is shown in the records of the Town of Florence, and which was designed and intended for the accomodation of one (1) recreational vehicle or travel trailer.
 7. Tip-out or Slide-out; Means a travel trailer component which rides within the main structure of the travel trailer while traveling and either tips or slides out and shall meet the requirements of the Arizona State Division of Building Codes, when installed as an after market modification.

8. Travel Trailer; Means a vehicle or portable unit mounted on its own chassis and wheels, as required by the State of Arizona, according to the manufactured housing specifications and is drawn by a motor vehicle to provide temporary or permanent living quarters for recreational, camping or travel use.
9. Parking Space; Means an area at least nine (9) feet by twenty (20) feet for parking of motor vehicles.
10. Unit; The same as two (2) above.

C. Location of Recreational Vehicle Park:

1. The minimum size for a recreational vehicle park shall be ten (10) acres.

D. Permitted Uses:

1. Recreational vehicles - only one (1) RV permitted per each approved space.
2. Managers office and residences may be of conventional type construction.
3. Recreational and Social centers shall be of conventional type construction and may be used for dancing, crafts, hobbies, games, meetings, banquets, theatrical performances, movies viewing and similar entertainment uses.
4. Outdoor recreational facilities, such as parks, swimming pools, ramadas, playgrounds, shuffleboards, tennis courts, putting greens and similar recreational uses provided all such improvements conform to State and County regulations for such semi-public uses.
5. Coin operated laundry facilities, maintenance building and/or facilities.
6. Security guard houses at park entrance.
7. Recreation vehicle storage, including washing areas.
8. Recreational centers and guest parking areas.
9. Certain accessory structures, which are complementary to individual recreational vehicles;
 - (a) Recreational vehicles-covered carports, patio awnings and detached storage buildings.
10. Directional and informational signs within the park and one identification sign in accordance with the Florence sign code.
11. Temporary construction buildings and yards necessary during the actual development of the park.

Recreational Vehicle and Travel Trailer Park Design and Development Requirement:

Recreational vehicle and travel trailer parks shall provide:

1. A maximum density of twenty-two (22) recreational vehicle per net acre after deduction of existing and/or proposed right-of-way.
2. Recreational vehicle spaces at least 1,200 square feet in area.
 - (a) Minimum width shall be 30 feet.
 - (b) Minimum depth shall be 40 feet.
3. A minimum setback of five (5) feet from any portion of the unit other than the trailer tongue, to the front space line, and a minimum setback of three (3) feet from any portion of the unit to any side or rear space line.
4. Solid walls six (6) feet in height on all exterior property lines that face developed areas. Fence construction shall be of masonry or wood design. The developer shall landscape and maintain that portion of the rights-of-way between the wall and the street.
5. Access to all recreational vehicle spaces shall be from the interior of the park. There shall be no individual access to any recreational space from public right-of-way.
6. A minimum of 75 square feet of recreational open space and/or recreational facilities for each recreational vehicle space. Public or private streets, vehicle storage areas, and exterior boundary landscaping area shall not be included in calculating open space.
7. Public or private streets at least 25 feet in width from edge of pavement. Private streets shall conform to Maricopa Association of Governments M.A.G. Section 301 through 301.6-Subgrade preparation; street-force shall conform to M.A.G. Sections: 320 through 320.7 Road mis surface combined with section 330 through 330.9 Chip Seal Coat; or M.A.G. Section 321 - Asphalt Concrete Pavement. Or latest revisions of M.A.G.
8. Sidewalk and Curbing shall conform to M.A.G. standard details number 220, type, A, B, D, or D and M.A.G. specifications section 340 - curb, gutter, sidewalk, or driveway.
9. A minimum of one (1) automobile parking space on each recreational vehicle space.
10. A minimum of (1) one visitors parking spaces for each (15) fifteen recreational vehicle spaces.
12. Visually opaque screening fence or wall surrounding on three sides all canister type refuse collection, if provided.

13. Detached storage buildings shall not exceed one hundred and eighty (180) square feet in area, and are permitted on each RV space. All storage buildings shall be located in the rear one-half of the space. No setbacks are required.
14. No side yard setbacks are required on patio awnings or covered carports. Side yard setbacks will be regulated by the current Town of Florence Building Codes.
15. Prior to issuance of any construction permits, the park development plan shall be reviewed and approved by all appropriate utility agencies, the Town of Florence and applicable Health Department.

Procedures for Recreational Vehicle Park Approval - When Florence Subdivision Regulations Are Not Applicable

1. The developer shall meet informally with the Town of Florence designated staff to review tentative plans, sketches and ideas for the proposed park.
2. The staff shall advise the developer of the necessary procedural steps and requirements for "SITE PLAN REVIEW" and if necessary, "RE-ZONING"
3. After completing the informal review, the developer shall file an application, a fee of One Hundred Dollars (\$100.00) and four (4) copies of a preliminary plan, drawn to scale, indicating the following information with the Town Manager, Town Engineer, and Building Inspector for "SITE PLAN REVIEW".
 - a) Park boundary dimensions, gross and net acreage, excluding any public right-of-way.
 - b) The number, location, and rough dimensions of all spaces.
 - c) Typical recreation vehicle locations on proposed spaces.
 - d) Street locations, widths, and typical cross sections.
 - e) Pedestrian circulation.
 - f) The location, square footage, and acreage of all recreational area, facilities and buildings.
 - g) Wall, fencing and rights-of-way.
 - h) Off street parking facilities.
 - i) Signs; location, size, height and illuminations.
 - j) Vehicle storage areas.
 - k) Drainage facilities
 - l) Waste disposal facilities.
 - m) Right-of way dedications.
 - n) Any other data the developer feels may assist the City staff in determining the type of development proposed on the property and its effect on adjacent land uses.
4. The site plan Committee composed of the Town Manager, Town Engineer, Town Attorney, Public Works Director and Building Inspector, or their Authorized representatives, shall meet to review the plan. The site plan committee may consult with other agencies including, fire

department, when necessary. The site plan review committee must:

- a) Approve the plan as submitted;
 - b) Modify the preliminary plan to protect the public interest, or;
 - c) Deny the plan, and return the plan to the applicant.
5. The site plan review committee may request the applicant provide and/or revise one or more of the following:
- a) Additional walls, fencing, landscaping, and screening devices.
 - b) Additional structural setbacks.
 - c) Modifications of vehicular circulation system within the park and/or access to the public rights-of-way.
 - d) Vehicle storage areas.
 - e) Additional on site parking and/or recreational facilities.
 - f) A reduction of the unit density within the park.
 - g) Off-side improvements in the public right-of-way adjacent to the subject property.
6. The decision of the site plan review committee shall be final unless the applicant files, in writing, within five (5) working days of the receipt of the decision, a request that a public hearing be scheduled before the planning and zoning board. If the developer agrees with the site plan review committee's findings, the preliminary plan will be approved by the Town Manager or his authorized representative. Revisions to an approved site plan shall then be made pursuant to the procedure set forth in this section.
7. The preliminary plan after reviewed and accepted by the site plan review committee shall be forwarded to the planning and zoning commission for their review and recommendations to the Town Council for the final acceptance.

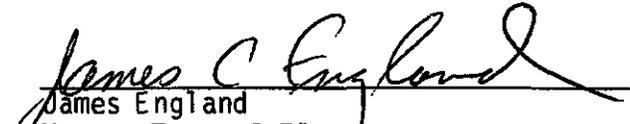
Nonconforming Uses:

1. All recreational vehicle parks and subdivisions lawfully established and located within the Town of Florence prior to the adoption of this chapter, or which become part of the Town of Florence as a result of annexation, which are being used in a manner or for a purpose which is otherwise lawful, but which do not conform to the provisions of this chapter shall be deemed to be a nonconforming use and as such may continue in this manner and to the extent that it existed at the time of the adoption of this chapter of annexation of said property.
2. Existing recreational vehicle parks may hereafter be expanded or enlarged, providing such expansion or enlargement is done in conformity with the provisions of this ordinance.
3. Nonconforming recreational vehicles used for residential purposes, other than as provided in this ordinance, located on individual lots outside of a recreational vehicle park or subdivision shall not be relocated, altered or replaced except in compliance with the provisions of this chapter.

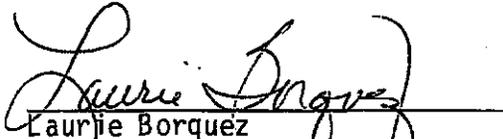
4. Any nonconforming recreational vehicle, RV park or RV subdivision which is abandoned, unused, or unoccupied for a period of thirty (3) days or more shall not again be devoted to its prior use until it is brought into compliance with the provisions of this chapter.
5. Any nonconforming recreational vehicle, RV park or RV subdivision which is hereafter damaged to an extent exceeding 50% of its reproduction value, exclusive of foundations, by fire, flood, earthquake, war, riot, or any act of God, shall not be restored, or reconstructed, for its prior use until it is brought into compliance with the provisions of this ordinance.

WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the Public Health and Safety; an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of adoption by the Town Council.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, AND APPROVED BY THE MAYOR THIS 6th DAY OF August, 1984.


James England
Mayor, Town of Florence

ATTEST:


Laurie Borquez
Clerk, Town of Florence

APPROVED AS TO FORM:


Kelly Robertson
Attorney, Town of Florence