

**TOWN OF FLORENCE**

**ORDINANCE NO. 272-99**

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING CHAPTER 4 OF THE FLORENCE TOWN CODE SECTIONS 4-531 THROUGH 4-537 RELATING TO ZONING REGULATIONS FOR RECREATIONAL VEHICLES AND TRAILER PARKS.**

**WHEREAS**, it has been brought to the attention of the Common Council of the Town of Florence that the current Zoning Code relating to Recreational Vehicles and Trailer Parks needs to be amended; and

**WHEREAS**, appropriate public hearings have been held by the Planning and Zoning Commission and the Commission has approved and proposed the amendment of Sections 4-531 through 4-537 by the additions and deletions as shown in Exhibit A.; and

**WHEREAS**, the Common Council of the Town has reviewed and considered said proposed amendments of the Town's Zoning Code for Recreational Vehicles and Trailer Parks and found them to be in the best interest of the Town.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Florence, Arizona that Chapter 4, Sections 4-531 through Section 4-537, shall be and is hereby amended by deleting the language in Exhibit A that is stricken and inserting the language in Exhibit A that is bold faced and underlined.

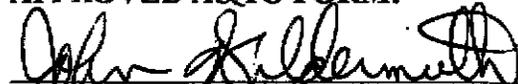
**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence , Arizona this 15th day of March, 1999.

  
Marsha Day, Mayor

**ATTEST:**

  
Lisa Garcia, Town Clerk

**APPROVED AS TO FORM:**

  
John R. Wildermuth, Town Attorney

RV Setbacks

Front: 5'

Side +  
Rear: 5% of width

ie 30' = 1.5" sides + rear /

36' = 1.8  
37' = 1.85  
38' = 1.9

"Exhibit A"

*Subdivision IV. Recreational Vehicles and Trailer Parks*

**Sec. 4-531. Definitions.**

The following words, terms and phrases, when used in this subdivision, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Accessory structures shall mean covered carports, porches, recreational vehicle awnings, heating and cooling units, detached storage buildings and Arizona rooms.**

*Motor home* shall mean a 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.

*Parking space* shall mean an area at least nine (9) feet by twenty (20) feet for parking of motor vehicles.

*Person* shall mean any person, partnership, firm, company, corporation, tenant, owner, lessee, licensee, agent, heir or assignee.

*Recreational vehicle* shall mean a vehicular type unit primarily designed to provide temporary or permanent 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.

*Recreational vehicle and travel trailer park* shall mean an approved residential development as shown in the records of the municipality, 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 recreational vehicle or travel trailer for temporary or permanent housing, whether or not a charge is made for such accommodation.

*Recreational vehicle and travel trailer space* shall mean a parcel of land within an approved recreational vehicle park, which is shown in the records of the municipality, and which was designed and intended for the accommodation of one (1) recreational vehicle or travel trailer.

*Recreational vehicle awnings* shall mean a light-weight overhead structure used in conjunction with a recreational vehicle and/or travel trailer, for the purpose of shading or weather protection of areas such as carports, patios, porches, and windows.

**Setback shall mean a clear and unobstructed space measured horizontally from the space line to the nearest unit or accessory structure protrusion.**

*Tip-out or slide-out* shall mean 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 state division of building codes when installed as an after-market modification.

*Travel trailer* shall mean a vehicle or portable unit mounted on its chassis and wheels, as required by the state, according to the manufactured housing specifications and is drawn by motor vehicle to provide temporary or permanent living quarters for recreational, camping or travel use.

*Unit* shall mean the same as "recreational vehicle."

**Sec. 4-532. Purpose and intent.**

The purpose of this subdivision 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.

**Sec. 4-533. Minimum size of recreational vehicle park.**

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

**Sec. 4-534. Permitted uses.**

The following uses shall be permitted in the parks under this subdivision:

- (1) Only one (1) recreational vehicle permitted per approved space.
- (2) Manager's 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, movie 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) Recreational 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.~~

**(9) Accessory structures as defined in Sec. 4-531.**

**(a) Accessory structure plumbing shall serve only a clotheswasher and/or a single sink/lavatory drain. Heating/cooling, electrical convenience outlets and ceiling fans may be installed as per current Code requirements.**

**(b) Removal of sliding doors, windows, or modifications of the existing recreational vehicle enclosed by an accessory structure is prohibited.**

**(c) Construction of all accessory structures shall conform to all building Codes currently in force in the municipality.**

- (10) Directional and informational signs within the park and one (1) identification sign in accordance with all ordinances.
- (11) Temporary construction buildings and yards necessary during the actual development of the park.

**Sec. 4-535. Design and development requirements.**

Recreational vehicle and travel trailer parks shall provide:

(1) A maximum density of ~~twenty-two (22)~~ **fourteen (14)** recreational vehicles per net acre after deduction of existing and/or proposed right-of-way.

(2) Recreational vehicle spaces at least ~~one thousand two hundred (1,200) two~~ **thousand (2,000)** square feet in area.

a. Minimum width shall be ~~thirty (30)~~ **forty (40)** feet.

b. Minimum depth shall be ~~forty (40)~~ **fifty (50)** 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.~~

**(3) Setbacks shall be as follows:**

**(a) Side and rear setbacks shall be 5% of the lot width.**

**(b) In the case of conjoined lots, the side and rear setbacks shall be determined by the size of the largest of the original lots prior to being conjoined.**

**(c) Front setback shall be a minimum of five (5) feet, exclusive of the trailer tongue.**

(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

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 seventy-five (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 twenty-five (25) feet in width from edge of pavement. Private streets shall conform to Maricopa Association of Governments M.A.G. **standards** sections 301 through 301.6, subgrade preparation; street-force shall conform to M.A.G. sections 320 through 320.7, road ~~mis~~ **misc.** surface, combined with sections, 330 through 330.0, 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, C or D, and M.A.G. specifications section ~~3540~~ **340**, curb, gutter, sidewalk, or driveway.

(9) A minimum of one (1) automobile parking space on each recreational vehicle space.

(10) A minimum of one (1) visitor's parking space for each fifteen (15) recreational vehicle spaces.

(11) Visually opaque screening, fence or wall surrounding on three (3) sides of all canister type refuse collection, if provided.

~~(12) Detached storage buildings shall not exceed one hundred eighty (180) square feet in area, and are permitted on each recreational vehicle space. All storage buildings shall be located in the rear one-half of the space. No setbacks are required.~~

~~(13) No side yard setbacks are required on patio awnings or covered carports. Side yard setbacks will be regulated by the current municipal building codes.~~

(14) Prior to issuance of any construction (12) permits, the park development plan shall reviewed and approved by all appropriate utility agencies, the municipality and applicable health department.

#### Sec. 4-536. Procedure for park approval.

(a) The developer shall meet informally with the municipal designated staff to review tentative plans, sketches and ideas for the proposed park.

(b) The staff shall advise the developer of the necessary procedural steps and requirements for site plan review and, if necessary, rezoning.

(c) After completing the informal review, the developer shall file an application, a fee of one hundred dollars (\$100.00), **any rezoning fees**, and four (4) copies of a preliminary plan, drawn to scale, indicating the following information with the manager, engineer, and building inspector for site plan review.

- (1) Park boundary dimensions, gross and net acreage, excluding any public right-of-way.
- (2) The number, location, and rough dimensions of all spaces.

(3) Typical recreational vehicle locations on proposed spaces.

(4) Street locations, widths, and typical cross sections.

(5) Pedestrian circulation.

(6) The location, square footage and acreage of all recreational area, facilities and buildings.

(7) Walls, fencing and rights-of-way.

(8) Offstreet parking facilities.

(9) Signs: location, size, height and illumination.

(10) Vehicle storage areas.

(11) Drainage facilities.

(12) Waste disposal facilities.

(13) Right-of-way dedications.

(14) Any other data the developer feels may assist the municipal staff in determining the type of development proposed on the property and its effect on adjacent land uses.

(d) The site plan committee composed of the manager, engineer, 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:

- (1) Approve the plan as submitted;

- (2) Modify the preliminary plan to protect the public interest; or
- (3) Deny the plan and return the plan to the applicant.

(e) The site plan review committee may request the applicant provide and/or revise one (1) or more of the following:

- (1) Additional walls, fencing, landscaping and screening devices.
- (2) Additional structural setbacks.
- (3) Modifications of vehicular circulation system within the park and/or access to the public rights-of-way.
- (4) Vehicle storage areas.
- (5) Additional on-site parking and/or recreational facilities.
- (6) A reduction of the unit density within the park.
- (7) Off-site improvements in the public right-of-way adjacent to the subject property.

(f) 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 manager or his authorized representative. Revisions to an approved site plan shall then be made pursuant to the procedure set forth in this section.

(g) The preliminary plan, after being 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 council for the final acceptance.

#### Sec. 4-537. Nonconforming uses.

~~(a) All recreational vehicle parks and subdivisions lawfully established and located within the municipality, prior to August 6, 1984, or which become part of the municipality 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 subdivision, shall be deemed to be a nonconforming use and as such may continue in this manner and to the extent that it existed on August 6, 1984, or at the time of the annexation of such property.~~

~~(b) Existing recreational vehicle parks may hereafter be expanded or enlarged, providing such expansion or enlargement is done in conformity with the provisions of this subdivision.~~

~~(c) Nonconforming recreational vehicles used for residential purposes, other than as provided in this subdivision, 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 subdivision.~~

~~(d) Any conforming recreational vehicle, recreational vehicle park or recreational vehicle subdivision which is abandoned, unused or unoccupied for a period of thirty (30) days or more shall not again be devoted to its prior use until it is brought into compliance with the provisions of this subdivision.~~

~~(e) Any conforming recreational vehicle, recreational vehicle park or recreational vehicle subdivision which is hereafter damaged to an~~

~~extent exceeding fifty (50) percent 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 subdivision.~~