

**TOWN OF FLORENCE  
ORDINANCE NO. 432-06**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE CODE OF THE TOWN OF FLORENCE, BY DELETING CHAPTER 4, BUILDING AND LAND DEVELOPMENT IN IT ENTIRETY AND INSERTING A NEW CHAPTER 4 TITLED, DEVELOPMENT CODE.**

**WHEREAS**, the current Code of the Town of Florence does not address all of the issues necessary for the proper operation of the Planning Department; and

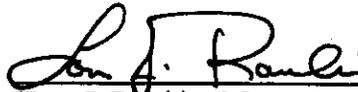
**WHEREAS**, the current Code of the Town of Florence is not adequate for Florence's future development; and

**WHEREAS**, the Council of the Town of Florence has hired a consultant to work with the Planning & Zoning Commission to draft a new Development Code.

**NOW, THEREFORE, BE IT ORDAINED** that Chapter 4, Buildings and Land Development, be hereby amended by striking and deleting Chapter 4 in its entirety.

**BE IT FURTHER ORDAINED** that a new Chapter 4 shall be inserted into the Town Code titled Development Code, Exhibit A, which is attached hereto and incorporated herein as if set forth in full.

**PASSED AND ADOPTED** by a majority of the Mayor and Council of the Town of Florence on this 19<sup>th</sup> day of June, 2006

  
Tom J. Rankin, Mayor

ATTEST:

  
Lisa Garcia, Town Clerk

APPROVED AS TO FORM:

  
James E. Mannato, Town Attorney

RV

Setbacks

Front: 5'

Side: 5'

Street side: 10'

rear: 5'

## **ARTICLE III. ZONING DISTRICTS**

### **Establishment of Districts.**

**4-3-1. Districts.** In order to classify, regulate, restrict and separate the **use** of land, **buildings** and structures and to regulate and to limit the type, height and bulk of **buildings** and structures and to regulate the areas of yards and other open areas around and between **buildings** and structures and to regulate the density of **dwelling units**, the municipality is hereby divided into the following zones:

#### **4-3-1.1 Residential Districts.**

Rural Agricultural (RA-10)  
Rural Agricultural (RA-4)  
**Single-family** Ranchette (R1-R)  
**Single-family** Residential (R1-18)  
**Single-family** Residential (R1-6)  
Neighborhood Multiple-Family Residential (R-2)  
Multiple-Family Residential (MFR)  
**Manufactured Home Subdivision** (MHS)  
Planned Unit Development (PUD)

#### **4-3-1.2 Employment/Commercial Districts.**

Neighborhood Business (B-1)  
Neighborhood Office (NO)  
Downtown Commercial (DC)  
Highway Business Commercial (B-2)  
Tourist Commercial (TRC)  
Professional Office (PO)  
Public/**Institutional** (PI)  
Light Industrial (LI)  
Heavy Industrial (HI)

#### **4-3-1.3 Overlay Districts**

Historic Overlay  
Parking  
**Recreation Vehicle Park/Subdivision**

#### **4-3-38 Recreational Vehicle Parks/Subdivisions.**

**4-3-38.1 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.

**4-3-38.2 Permitted uses.** The following uses shall be permitted in the parks under this **subdivision**:

**4-3-38.2.1** Only one (1) **recreational vehicle** permitted per approved space.

**4-3-38.2.2** Manager's office and residences may be of conventional type construction.

**4-3-38.2.3** 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.

**4-3-38.2.4** Outdoor recreational facilities, such as parks, **swimming pools**, ramadas, playgrounds, shuffle boards, tennis courts, putting greens and similar recreational uses, provided all such improvements conform to state and county regulations for such semipublic uses.

**4-3-38.2.5** Coin-operated laundry facilities, maintenance **building** and/or facilities.

**4-3-38.2.6** Security guard houses at park entrance.

**4-3-38.2.7** **Recreational vehicle** storage, including washing areas.

**4-3-38.2.8** Recreational centers and guest parking areas.

**4-3-38.2.9** Accessory structures as defined in Section 4-4-98 of this Code. Accessory **structure** plumbing shall serve only clothes washers and/or a single sink/lavatory drains. Heating/cooling, electrical convenience outlets and ceiling fans may be installed as per current Code requirements.

**4-3-38.3 Conditional Uses – Reserved**

**4-3-38.4 Property Development Standards**

**4-3-38.4.1 Setbacks**

Front	Interior Side	Street Side	Rear
5*	5'	10'	5'

\*Exclusive of recreational vehicle tongue

**4-3-38.4.2 Area and Bulk Requirements**

Min. Site Area	Min. Space Area	Min. Lot width	Min. Lot depth	Max. Height
10 Acres	2,000s.f.*	40'	50'	30'

\*A maximum density of fourteen (14) recreational vehicles per net acre after deduction of existing and/or proposed right-of-way

**4-3-38.5 Access.** Access to all recreational vehicle parks shall be from the interior of the park. There shall be no individual access to any recreational space from public right-of-way.

**4-3-38.6 Open space Requirements.** A minimum of seventy-five (75) square feet of recreational open space and/or recreational facilities for each recreational vehicle park. Public or private streets, vehicle storage areas, and exterior boundary landscaping area shall not be included in calculating open space.

**4-3-38.7 Accessory Structures.** Removal of sliding doors, windows, or modifications of the existing recreational vehicle enclosed by an accessory structure is prohibited. Construction of all accessory structures shall conform to all building codes currently in force in the municipality.

**4-3-38.8 Signs.** Directional and informational signs within the park and one (1) identification sign in accordance with all Codes.

**4-3-38.9 Temporary Construction Uses.** Temporary construction buildings and yards necessary during the actual development of the park.

**4-3-38.10 Offstreet parking.** The provisions of Sections 4-4-83 through 4-4-90 of this Code shall apply.

**4-3-38.11 Procedure for park approval.** The developer shall meet informally with the Planning Director or designee to review tentative plans, sketches and ideas for the proposed park. Staff shall advise the developer of the necessary procedural steps and requirements for Design Review and, if necessary, rezoning.

**4-3-38.12 Application.** After completing the informal review, the developer shall file a Conditional use permit application, in accordance with Section 4-1-14 of

this Code. The application shall contain the following information:

- 4-3-38.12.1 Park boundary dimensions, gross and net **acreage**, excluding any public right-of-way.
- 4-3-38.12.2 The number, location, and rough dimensions of all spaces.
- 4-3-38.12.3 Typical **recreational vehicle** locations on proposed spaces.
- 4-3-38.12.4 **Street** locations, widths, and typical cross sections.
- 4-3-38.12.5 Pedestrian circulation.
- 4-3-38.12.6 The location, square footage and **acreage** of all recreational area, facilities and **buildings**.
- 4-3-38.12.7 Walls, fencing and rights-of-way.
- 4-3-38.12.8 **Offstreet** parking facilities.
- 4-3-38.12.9 Signs: location, size, height and illumination.
- 4-3-38.12.10 Vehicle storage areas.
- 4-3-38.12.11 Drainage facilities.
- 4-3-38.12.12 Waste disposal facilities.
- 4-3-38.12.13 Right-of-way dedications.
- 4-3-38.12.14 Landscaping and Screening
- 4-3-38.13 **Review.** Prior to issuance of any construction permits, the park development plan shall be reviewed and approved by all appropriate utility agencies, the municipality and applicable health **department**.
- 4-3-38.14 **Additional data.** 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.