

ORDINANCE NO. 601-13

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 150 DEVELOPMENT CODE, SECTIONS 150.031 DEFINED WORDS, SECTION 150.047 DISTRICT USE REGULATIONS TABLES (A), SECTION 150.055 MANUFACTURED HOME SUBDIVISION (MHS) AND SECTION 150.068 RECREATIONAL VEHICLE PARKS AND/OR SUBDIVISIONS(PZC-16-13-ORD).

WHEREAS, development codes are designed to protect the health, safety and general welfare of the public and are subject to modifications to ensure that codes are current and meet the needs of the local community; and

WHEREAS, deficiencies have been noted in current development codes pertaining to the aforementioned sections; and

WHEREAS, the Town of Florence has proposed this ordinance to address such deficiencies and ensure that local development codes pertaining to the aforementioned sections are appropriate and current for the Town of Florence; and

WHEREAS, the Florence Planning and Zoning Commission conducted a public hearing on this Ordinance and have sent the Mayor and Council of the Town of Florence a favorable recommendation on this proposed ordinance.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Florence as follows:

Section 1. That the recitals contained in this ordinance are hereby adopted and incorporated herein as findings of fact of the Town Council.

Section 2. That if any word, sentence, paragraph, clause, phrase or other provision of this ordinance is for any reason deemed to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining words, sentences, paragraphs, clauses, phrases or other provisions of this ordinance, or the validity of this ordinance as an entirety, it being the legislative intent that this ordinance shall stand, notwithstanding the invalidity of any word, sentence, paragraph, clause, phrase or other provision.

Section 3. That noted portions of Chapter 150, Section 150.031 Defined Words, Section 150.047 District Use Regulations Tables (A), Section 150.055 Manufactured Home Subdivision (MHS) and Section 150.068 Recreational Vehicle Parks and/or Subdivisions within Title XV Land Usage of the Town Code

RV
Setbacks

Front : 5'
side + rear : 5'
Street side : 10' Rear : 5'

of Ordinances is hereby amended and shall read as follows:

150.031 DEFINED WORDS

~~**MANUFACTURED HOME.** A dwelling unit, transportable in one or more sections, manufactured after June 15, 1976, built to HUD standards with a HUD seal affixed, which:~~

~~(1) In the traveling mode is greater than eight feet in width or 40 feet in length, or when erected on a site, is more than 320 square feet;~~

~~(2) Built on a permanent chassis;~~

~~(3) Designed to be used as a dwelling, with or without a permanent foundation, when designed with and connected to the required utilities, which include the plumbing, heating, cooling, gas and electrical systems; and~~

~~(4) Installation permits for these structures may be issued only in accordance with these residential zones in which manufactured homes are a permitted use, either as a matter of right or with the granting of a conditional use permit.~~

MANUFACTURED HOME. A dwelling unit, manufactured after June 15, 1976 and built to HUD standards with a HUD seal affixed, that is transportable in one or more sections, built on a permanent chassis, designed for use with or without a permanent foundation and when installed will have the required utilities. Does not include Mobile Home or Recreational Vehicle.

MANUFACTURED HOME SUBDIVISION. Any lot, tract or parcel of land used or offered for use in whole or in part with or without charge for the placement or installation of one or more manufactured homes, parking of mobile homes or trailer coaches used for sleeping or household purposes.

MOBILE HOME. A transportable structure suitable for year round single-family occupancy and utility connections similar to conventional dwellings, which was constructed prior to June 15, 1976, and bears a state insignia of approval pursuant to A.R.S. § 41-2195. Does not include Manufactured Home or Recreational Vehicle.

MODULAR BUILDING. A building including a dwelling unit or habitable room thereof that is either substantially or entirely manufactured at an off-site location to be assembled on-site, and which complies with all the applicable building codes adopted by the Town.

PARK MODEL. A Recreational Vehicle that is designed for temporary, seasonal or permanent residential use and does not exceed 400 square feet in area, excluding accessory structures.

RECREATIONAL VEHICLE. 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. A vehicle designed to be self propelled or permanently towable that is designed for residential use for recreational, camping, travel, temporary or seasonal purposes, including Park Models.

RECREATIONAL VEHICLE AWNINGS. A lightweight 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.

RECREATIONAL VEHICLE PARK.

~~(1) An approved parcel or subdivision, 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 or placement of a recreational vehicle or travel trailer for temporary or permanent housing, whether or not a charge is made for the accommodation, excluding a Manufactured Home Subdivision.~~

~~(2) 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 recreational vehicle or travel trailer.~~

~~TRAILER COACH. See TRAVEL TRAILER.~~

~~TRAILER PARK. See MANUFACTURED HOME SUBDIVISION~~

~~TRAVEL TRAILER. 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 a motor vehicle to provide temporary or permanent living quarters for recreational, camping or travel use.~~

~~TRAVEL TRAILER PARK. See RECREATIONAL VEHICLE PARK~~

§ 150.047 DISTRICT USE REGULATIONS TABLES.

(A) Residential zoning district use regulations.

P=Permitted N=Not Permitted C=Conditional T=Temporary Uses

Use	RA-10	RA-4	R1-R	R1-18	R-1-6	R-2	MFR	MHS	PUD
Manufactured Home	C	C	C	C	C N	N	N	P	N

§ 150.055 MANUFACTURED HOME SUBDIVISION (MHS).

(A) *Purpose.* The purpose of the manufactured home subdivision zoning district is intended to encourage unique, creatively developed subdivisions that are unified by common amenities, operations and associations for the accommodation of manufactured homes or mobile home living on individually owned or rented lots, including necessary accessory uses and amenities and adequate open space to preserve the residential character.

(B) *Permitted uses.* The following uses are permitted in the MHS district:

(1) One manufactured home, being no more than five years in age since the date of original construction, shall be permitted on each approved manufactured home lot.

(2) Accessory buildings and uses, including private swimming pools and home occupations;

(3) Secondary uses:

(a) Community or recreational facilities to an extent not less than specified in the development requirements;

(b) Common facility service buildings (laundry facilities, accessory supplies, park maintenance, management, community buildings and other uses of a similar nature). All the buildings shall be centrally located and use shall be restricted to occupants; and

(c) One dwelling unit for manager, caretaker and/or watchperson employed on the premises.

(C) *Conditional uses.* Reserved.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

(D) *Property development standards.* (See elsewhere in this Development Code for additional standards and exceptions.)

(1) Setbacks.

Front	Interior Side	Street Side	Rear
10 feet	5 feet	10 feet	10 feet

(2) Area and bulk requirements.

Minimum Area	Site	Minimum Area	Lot	Minimum Width	Lot	Minimum Depth	Lot	Maximum Height
8 acres		4,000 feet	square	40 feet		100 feet		30 feet

Note: Regulations for distances between buildings, accessory buildings, access, walls, fences and required screening are contained in §§ ~~150.164~~ through ~~150.184~~, Part 8. Additional Height and Area Regulations and Expectations of the Development Code.

(2) Permanent Foundation.

All manufactured homes must be attached to a permanent foundation where the home is set at the level of the adjacent grade, an installation commonly known as "ground-set".

~~(E) Off-street parking. The provisions of §§ 150.156 through 150.163 shall apply. In addition, parking shall be allowed in the rear ten feet of the front yard only if it is screened from the street by a solid wall, fence or landscape screen a minimum of three feet in height. Parking regulations are as provided in Part 7. Parking; Loading and Unloading of the Development Code.~~

§ 150.068 RECREATIONAL VEHICLE PARKS AND/OR SUBDIVISIONS.

(A) ~~Purpose and intent.~~ The purpose of this division is to provide for recreational vehicle ~~and travel trailer parks which parks and /or subdivisions~~ that 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) Permitted uses. The following uses shall be permitted ~~in the parks~~ under this division:

(1) Only one recreational vehicle permitted per approved space or lot within a lawfully zoned, permitted, developed and conforming Recreational Vehicle Park.

(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, shuffle boards, tennis courts, putting greens and similar recreational uses, provided all the improvements conform to state and county regulations for 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; and

(9) Accessory structures as defined in § 450.175. 150.174. Accessory structure plumbing shall be limited to drains for the use of one clothes washer, one sink, one toilet and one shower or combination tub/shower. Heating and/or cooling, electrical convenience outlets and ceiling fans may be installed as per current Code requirements.

(C) Conditional uses. Reserved.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

(D) Property development standards.

(1) Setbacks.

Front	Interior Side	Street Side	Rear
5 feet *	5 feet	10 feet	5 feet
* Exclusive of recreational vehicle tongue.			

(2) Area and bulk requirements.

Minimum Site Area	Minimum Space Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Height
10 acres	2,000 square feet*	40 feet	50 feet	30 feet
*A maximum density of 14 recreational vehicles per net acre after deduction of existing and/or proposed right-of-way.				

(E) 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 the public right-of-way.

(F) Open space requirements. A minimum of 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 areas shall not be included in calculating open space.

(G) 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.

(H) Signs. Directional and informational signs within the park and one identification sign in accordance with all Codes.

(I) Temporary construction uses. Temporary construction buildings and yards necessary during the actual development of the park.

(J) Off-street parking. ~~The provisions of §§ 150.156 through 150.163 shall apply.~~ Parking regulations are as provided in Part 7. *Parking; Loading and Unloading of the Development Code.*

(K) Procedure for park approval. Approval of a new or expanded Recreational Vehicle Park shall be pursued through the Town's Design Review application process. Any subdivision is subject to the Town's applicable procedures and codes for subdivisions. ~~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, re-zoning.~~

~~(L) Application. After completing the informal review, the developer shall file a conditional use permit application, in accordance with § 150.015. The application shall contain the following information:~~

- ~~(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 areas, facilities and buildings;~~
- ~~(7) Walls, fencing and rights-of-way;~~
- ~~(8) Off-street 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; and~~
- ~~_____ (14) Landscaping and screening.~~
- ~~_____ (M) 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.~~
- ~~_____ (N) 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.~~

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 16 day of September 2013.



Tom J. Rankin, Mayor

ATTEST:



Lisa Garcia, Town Clerk

APPROVED AS TO FORM:



James E. Mannato, Town Attorney