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When recorded return to
Clerk, Pinal County Board
of Supervisors
P O Box 827
Florence, AZ 85132

ORDINANCE NO. PZ-C-005-12

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO ZONING AND AMENDING THE PINAL COUNTY DEVELOPMENT SERVICES CODE, TITLE 2 (COUNTY ZONING ORDINANCE), CHAPTER 2.10 "DEFINITIONS, CHAPTER 2.135 "PARK MODEL (PM) AND RECREATIONAL VEHICLE (RV) PARK ZONE," AND CHAPTER 2.355 "PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT"

WHEREAS, the Board of Supervisors on February 10, 2010, approved the codification of all Development Services ordinances, and the codification as the Pinal County Development Services Code became effective on March 13, 2010,

WHEREAS, Ordinance No 61862, as amended, is the Pinal County Zoning Ordinance as codified in Title 2 of the Pinal County Development Services Code, and

WHEREAS, it is in the best interest of the public to amend chapters 2.10, 2.135 and 2.355 of the county zoning ordinance in the Pinal County Development Services Code to meet current needs

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA:

SECTION 1. PCDSC 2.10.010 "Definitions" is amended by adding a new definition for "space" as follows

"Space" refers to a plot of ground within a manufactured home park (MHP) or park model (PM) and recreational vehicle (RV) park designed to accommodate one unit (manufactured home, park model, or recreational vehicle) together with its accessory structures including carports or other off-street parking areas, storage structure, ramadas, cabanas, patios, patio covers, awnings or similar structures

SECTION 2. PCDSC 2.135.010 "Uses permitted" is amended by amending 2.135.010 A and B and adding subsections C, D and E as follows

- A Park Model (PM) and Recreational Vehicle (RV) Park
- B Model complex with sales office as detailed on the submitted site plan and approved by the planning and development department
- C Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards, provided, that the only purpose of any such use is service to residents and guests of the subject park
- D Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC
- E Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC

SECTION 3. PCDSC 2.135.020 "Plan approval required" is amended by amending the opening paragraph to read as follows

2.135.020 Plan approval required
Prior to issuance of permits for construction or development of the PM/RV Park, at least four copies of the park development plans shall be submitted to the planning and development department as required by Chapter 2.200 PCDSC and shall include the following

A-C Remain the same

SECTION 4. PCDSC 2 135 030 "Streets" is amended to read as follows

2 135 030 Streets

All streets within the PM/RV Park shall be private Installation and maintenance will be responsibility of the park owner

SECTION 5. PCDSC 2 135 040 "Site development standards" is amended as follows

2 135 040 Overall park development standards

A The site of the Park Model and Recreational Vehicle Park shall be not less than 10 acres inclusive of rights-of-way, easements or dedications

B The PM/RV Park shall be screened from adjoining lots or parcels, not in PM/RV Park use, by a solid fence or wall of not less than 6 feet in height Fence or wall shall be constructed within 6 months from date of approval of the PM/RV Park plans

C Height maximum height of any structure shall be 30 feet

D Minimum front setback 15 feet (main building and park perimeter setback)

E Minimum side setback 10 feet (main building and park perimeter setback)

F Minimum rear setback 10 feet (main building and park perimeter setback)

G Detached accessory structures

1 Maximum height 30 feet

2 Minimum distance to front lot line 15 feet

3 Minimum distance to side lot line 4 feet

4 Minimum distance to rear lot line 4 feet

SECTION 6. PCDSC 2 135 050 "Detached accessory buildings" is deleted and a new 2 135 050 is added for "Space development standards" and reads as follows

2 135 050 Space development standards

A The minimum setback distance of park models and recreational vehicles from a space boundary shall be as follows

1 Front setback 5 feet,

2 Rear setback 5 feet,

3 Side setback 5 feet,

Except approved and permitted awnings on the entry side may be 3 feet

B Each recreational vehicle space shall have an area of not less than 1,500 square feet and a width of not less than 30 feet

C After December 30, 1992, each park model space shall have an area of not less than 2,000 square feet and a width of 40 feet in all new parks or additions to existing parks

D Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational vehicle's entry side and 5 feet on the non-entry side (see figure A)

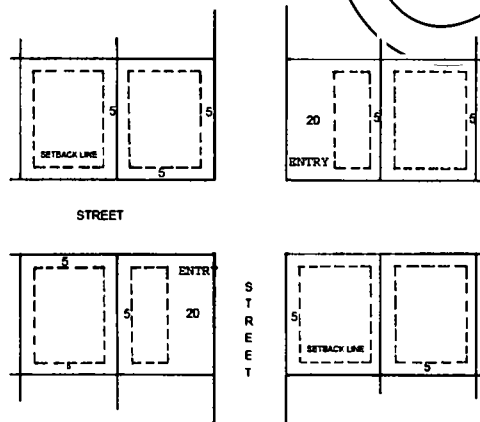


Figure A

E Detached/attached accessory structures

- 1 Maximum height 20 feet
- 2 Minimum distance to front space line 5 feet
- 3 Minimum distance to side space line 5 feet
- 4 Minimum distance to rear space line 5 feet
- 5 Any park model or recreational vehicle awning shall require a building permit and be constructed in compliance with adopted Pinal County building codes

F A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length

SECTION 7. 2 355 020 "Uses permitted" is amended by amending subsections "A" and "B" as follows

A Park Model and Recreational Vehicle Park (PM/RVP)

B Model complex with sales office as detailed on the submitted site plan and approved by the planning and development department

SECTION 8. 2 355 040 "Plan approval required" is amended as follows

2 355 040 Plan approval required

A Prior to issuance of permits for construction or development of the PM/RVP, at least 4 copies of the park plans shall be submitted to the planning department and shall include the following

- 1 Remains the same
- 2 All park model and recreational vehicle spaces on the plan shall show the dimensions and be clearly numbered for proper identification

B Remains the same

SECTION 9. 2 355 050 "Streets" is amended to read as follows

2 355 050 Streets

All streets within the park model and recreational vehicle park shall be private. Installation and maintenance will be responsibility of the owner

SECTION 10. PCDC 2 355 060 "Development standards" is amended to read as follows

2.355.060 Development standards.

A Overall Park Development Standards

- 1 Minimum lot area 10 acres, inclusive of rights-of-way, easements or dedications
- 2 The PM/RVP shall be screened from adjoining lots or parcels not in park model and recreational vehicle park use by a solid fence or wall of not less than six feet in height. The screening fence or wall shall be constructed within six months from the date of approval of the park model and recreational vehicle park plans. The screening material does not include planting, vegetation, shrubbery and the like
- 32 Minimum front setback 15 feet
- 43 Minimum side setbacks 10 feet each
- 54 Minimum rear setback 10 feet
- 65 Maximum height 30 feet
- 76 Detached Accessory Buildings
 - a Maximum height 30 feet
 - b Minimum distance to front lot line 15 feet
 - c Minimum distance to side lot line four 4 feet
 - d Minimum distance to rear lot line four 4 feet

B Park Space Development Standards

- 1 Minimum space area
 - a 2,000 square feet for park model
 - b 1,500 square feet for recreational vehicle
- 2 Minimum space width
 - a 40 feet for park model

- b 30 feet for recreational vehicle
- 3 Minimum front setback 5 feet
- 4 Minimum side setback 5 feet, except approved and permitted appurtenances on the entry side may be 3 feet
- 5 Minimum rear setback 5 feet
- 6 Maximum height 20 feet
- 7 Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational vehicle's entry side and 5 feet on the non-entry side

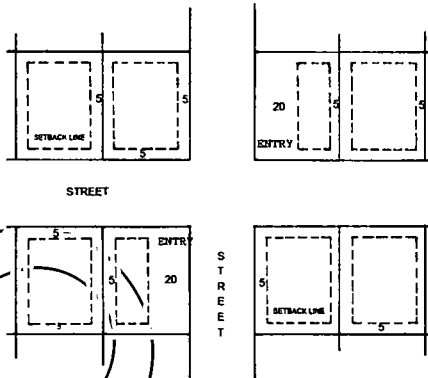
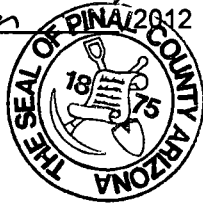


Figure A

- 8 Detached/Attached Accessory Structures
 - a Maximum height 20 feet
 - b Minimum distance to front space line 5 feet
 - c Minimum distance to side and rear space lines 5 feet
 - d Any park model or recreational vehicle awnings shall require a building permit and be constructed in compliance with adopted Pinal County building codes
- 9 A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length

SECTION 11 This ordinance shall take effect 31 days from and after the date of its adoption

PASSED AND ADOPTED by the Board of Supervisors, Pinal County, Arizona, this 5th day of December, 2012



David Snider
David Snider, Chairman of the Board

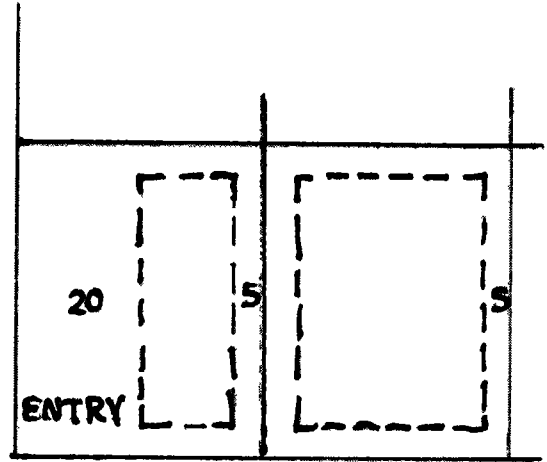
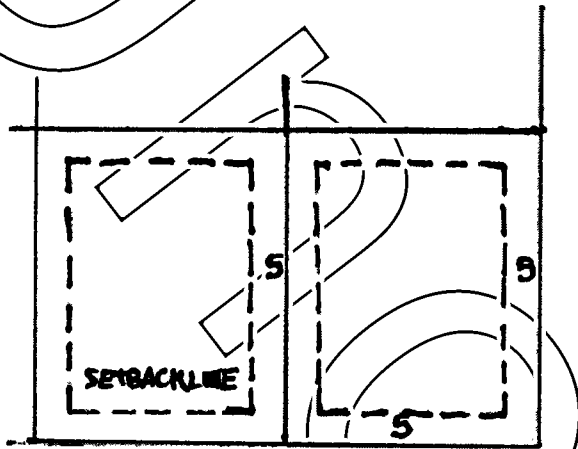
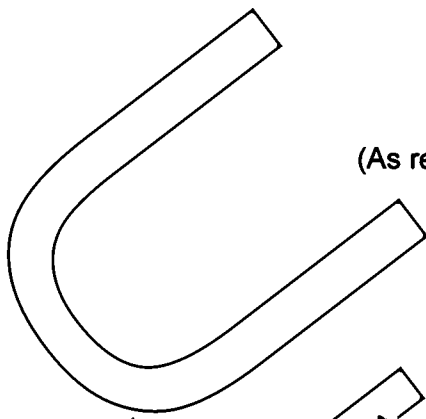
ATTEST

By Shea Clegg
Clerk of the Board

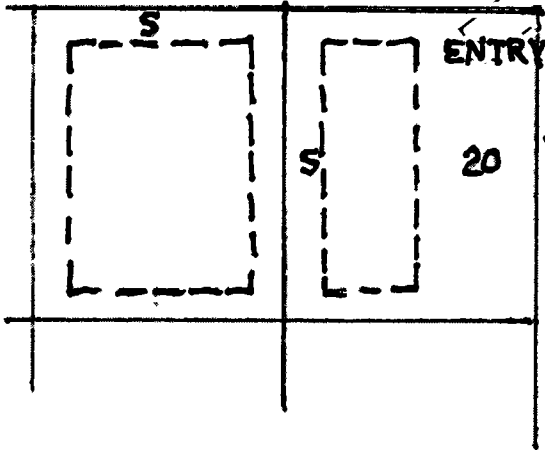
APPROVED AS TO FORM
JAMES P. WALSH, PINAL COUNTY ATTORNEY

By Patricia A. Guel
Deputy County Attorney

Figure "A"
(As referenced in Section 2 135 050 D & Section 2 355 060 B 7)
Enlarged for Clarity



STREET



STREET

