

# Article 14-8

## RMH-2 RECREATIONAL VEHICLE RESORT DISTRICT

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#### **14-8-1 INTENT (Ord. No. 88-16)**

This district provides for the development of areas designed and intended for use and temporary occupancy as recreational vehicle resorts as defined herein. Regulations are designed to protect and enhance the public health, safety, welfare and the environment by requiring adequate utilities and facilities and proper development standards to ensure the quality of uses within the district, and to promote compatibility with adjacent districts.

#### **14-8-2 DEFINITIONS**

- A. *Carport*. An attached structure with one or more open sides.
- B. *Covered Patio*. An attached covered use area with one or more open sides used for casual living and supplied only with normal lawn furniture and equipment.
- C. *Temporary Utility Storage Room*. A storage building not exceeding one hundred and twenty (120) square feet in area, anchored to the ground or a concrete slab, park model carport or patio. No storage room shall be used for sleeping or living purposes.
- D. *Raised Deck or Porch*. A wooden platform raised above the ground to a level at or below the floor level of the park model or other recreational vehicle, attached or unattached thereto and enclosed only by a railing.
- E. *Enclosed Patio Room*. An all-weather structure attached or unattached to a recreational vehicle or park model, enclosed by doors, screening, and/or openable windows, used for incidental living purposes, but not including bath, laundry or kitchen facilities.

- F. *Landscaping.* Permanent or semi-permanent organic or inorganic materials designed to enhance the appearance and livability of the site.
- G. *Recreational Vehicle Resort.* A development designed and intended for the placement and occupancy of recreational vehicles on a temporary or semi-permanent basis, along with the amenities and support facilities necessary and desirable for the operation and maintenance of the facility.
- H. *Recreational Vehicle.* A camper, travel trailer, motor home or park model as the same are further defined herein.
- I. *Camper.* A model living unit designed to be mounted upon or conveyed by another vehicle.
- J. *Travel Trailer.* A mobile living unit not exceeding eight (8) feet in width and thirty-three (33) feet in length designed to be towed behind another and separate vehicle.
- K. *Motor Home.* A self propelled mobile living unit
- L. *Park Model.* A commercially manufactured living unit not exceeding four hundred (400) square feet in area, capable of being moved on its own wheels and placed on a site in a recreational vehicle resort in a semi-permanent manner.

**14-8-3 PERMITTED PRINCIPAL USES**

- A. One recreational vehicle or park model per site.
- B. Recreational vehicle resort subject to Maricopa County Health Department Regulations and to Development Standards set forth herein.

**14-8-4 PERMITTED CONDITIONAL USES**

- A. Recreation areas and facilities, laundries, rest rooms, administrative offices, service buildings and storage yards, subject to the approval of the Commission or proposed site development plans, provided that the only purpose of any such use is service to residents and guests of the resort.
- B. The recreational vehicle resort developer may apply for approval of the recreational vehicle resort in compliance with all State regulations and file and record a recreational vehicle resort plat containing individual report vehicle sites and common recreational use sites and areas. The developer must obtain prior City approval of declaration of covenants, conditions and restrictions or common scheme rules and regulations.

**14-8-5 PERMITTED ACCESSORY USES**

- A. One carport, one covered patio, one temporary utility storage room.

- B. One raised deck or porch.
- C. One enclosed patio room.
- D. Landscaping.

**14-8-6 DEVELOPMENT STANDARDS**

- A. *Minimum Area.* Ten (10) acres undivided by a public street except as provided in 14-8-3 (b-6) of this code and based on full acre including street easements.
- B. *Minimum Area Per Recreational Vehicle Site.* One thousand seven hundred and fifty (1750) square feet.
- C. *Minimum Recreational Vehicle Site Width.* thirty-five (35) feet.
- D. *Minimum Recreational Vehicle Site Depth.* Fifty (50) feet.
- E. *Minimum Setback for Recreational Vehicle Park.* Fifteen (15) feet from any public street.
- F. *Minimum Setback for Private Access Streets.* thirty-two (32) feet measured between curb faces.
- G. *Maximum Building Height.* Two stories or twenty-five (25) feet, which ever is less.
- H. *Recreation and Open Space Area.* Ten percent (10%) of area less private streets shall be devoted to recreation and open space.
- I. *Recreational Vehicle Storage Area.* Fifty (50) square feet of area for each recreational vehicle site shall be provided for the storage of recreational vehicles not in use, boats, utility trailers and the like. Such area shall be within the resorts.

**14-8-7 USE OF RECREATIONAL VEHICLE SITES**

- A. No recreational vehicle or accessory structure shall be placed over any existing utility easements.
- B. Minimum setbacks for recreational vehicles and accessory structures:
  - 1. Four (4) feet from any private access street.
  - 2. Ten (10) feet from any adjacent district boundary or property line.
  - 3. Fifteen (15) feet from any public street.
  - 4. Three (3) feet from the side line of the site.

5. Five (5) feet from the rear line of the site.
  6. Fifteen (15) feet between recreational vehicles or park models on adjacent sites.
- C. On-site parking shall be provided for one vehicle in addition to the recreational vehicle.

**14-8-8 OCCUPANCY**

- A. Development plans for the recreational vehicle resort shall be submitted to the Commission for its review and recommendation and shall require approval of the City Council prior to the issuance of building permits.
- B. No recreational vehicle shall be occupied within the recreational vehicle resort except in compliance with the terms of this section and the required permits and approvals of the City of Peoria, the County of Maricopa and the State of Arizona.

**14-8-9 GENERAL REGULATIONS**

- A. All direct vehicular access shall be from abutting arterial streets.
- B. Original development of each space within a proposed park shall be valued at One Thousand Dollars per space. A building permit is required for said space development. Permits must be obtained for additions, alterations, canopies, carports, storage and detached refrigeration units. Fees for which are set by the Uniform Building Code (Section 8-1) and Uniform Mechanical Code (Section 9-4).
- C. It shall be unlawful for any person, firm, corporation or agency to turn on or allow to be turned on any gas or electric service without an inspection and clearance from the Department of Building Safety, City of Peoria.
- D. It shall be the responsibility of the park owners or managers of rental parks to see that all sections of this article are complied with, including requirements relative to required permits