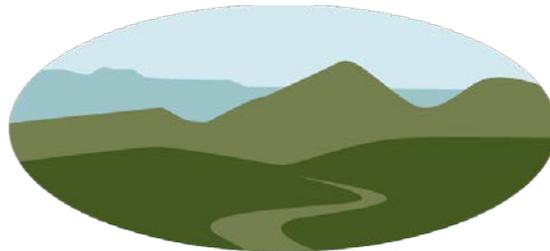


Manufactured Home Communities and RV Parks (Part 1)

Christopher Reimus, R.S., DAAS

Assistant Director, Environmental Health Services

Pinal County Public Health Services District



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Pinal County Environmental Health Services Regulatory Authority

- Arizona State Statute and Arizona Administrative Code Delegated to Pinal County by:
 - Arizona Department of Health Services
 - Arizona Department of Environmental Quality
- Pinal County Environmental Health Code (PCEHC)
 - Built upon delegated regulatory foundation and tailored to meet local needs.
 - May not be less restrictive than state law.



PCEHC Chapter IV: Manufactured Home and RV Parks

- Built upon A.A.C. Title 9, Chapter 8, Article 5 Trailer Coach Parks
 - All RV's *regardless of size* fall under these rules as 'Trailer Coaches.'
 - Requires approval from the local health department by statute.
- A Manufactured Home/RV Park is defined in PCEHC as any land upon which two or more occupied mobile homes, manufactured homes, or RVs used for habitation are parked, whether free of charge or for income producing purposes...
- Requires a Permit as per PCEHC



The Issues of Concern

- A number of legitimate Manufactured Home and RV Parks within Pinal County do not have the required permit to operate.
 - These are typically parks located within city limits within the County.
 - They have received zoning approval from the local jurisdiction.
 - Pinal County Sanitary Code has required that these parks have a permit since at least 1987.
 - Process started but not implemented fully in some communities.
 - Current Pinal County Environmental Health Code also requires that they be permitted.



The Issues of Concern

- There are a number of illegitimate ‘wildcat’ situations where multiple RV are used as residences on a single property.
 - No zoning approval
 - No public health approval
 - Water supply
 - Wastewater Disposal (i.e. Septic Tanks)
 - Solid Waste
 - Other infrastructure

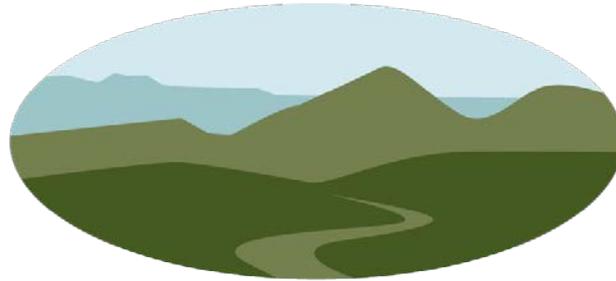


The Recommended Solution

- Permit the legitimate Manufactured Home/RV Parks
 - Public/Stakeholder notification
 - Time period for voluntary compliance
 - Application intake and Review
- Gaining compliance for ‘wildcat’ Manufactured Home/RV Parks
 - Investigate on a complaint basis
 - Coordinate investigation with Community Development to determine the most appropriate compliance and enforcement strategy on a case by case basis.
 - Could involve permitting if compliance is obtained.



Questions or Comments?



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**Pinal County Public Health Services District
Environmental Health Services**

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RVs as Temporary Guest Housing (Part 2)

Zoning Ordinance Implications

Ashlee MacDonald



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Issues of Concern

Existing Zoning Regulations

- Outdated RV definition limits the size to 8' X 40'
- Only vehicles owned by the property owner/resident may be parked on a residential lot
 - Does not allow for guest parking at all
- No hook-ups (electrical, sewer, water) are permitted
 - Does not allow for occupied RVs
 - Does not allow for trickle charging of batteries



Issues of Concern

Staff Approach

- Friendly enforcement: 7 day grace period
- An urbanizing population and abuse has forced us to re-examine our approach
- In 2013 staff began exploring an ordinance amendment to allow temporary guest housing within RVs



The Recommended Solution

Ordinance Concepts

- Re-define RV
 - Delete language that an RV does not exceed 8ft in width and 40ft in length
- Allow residents to leave RV plugged in to trickle charge battery

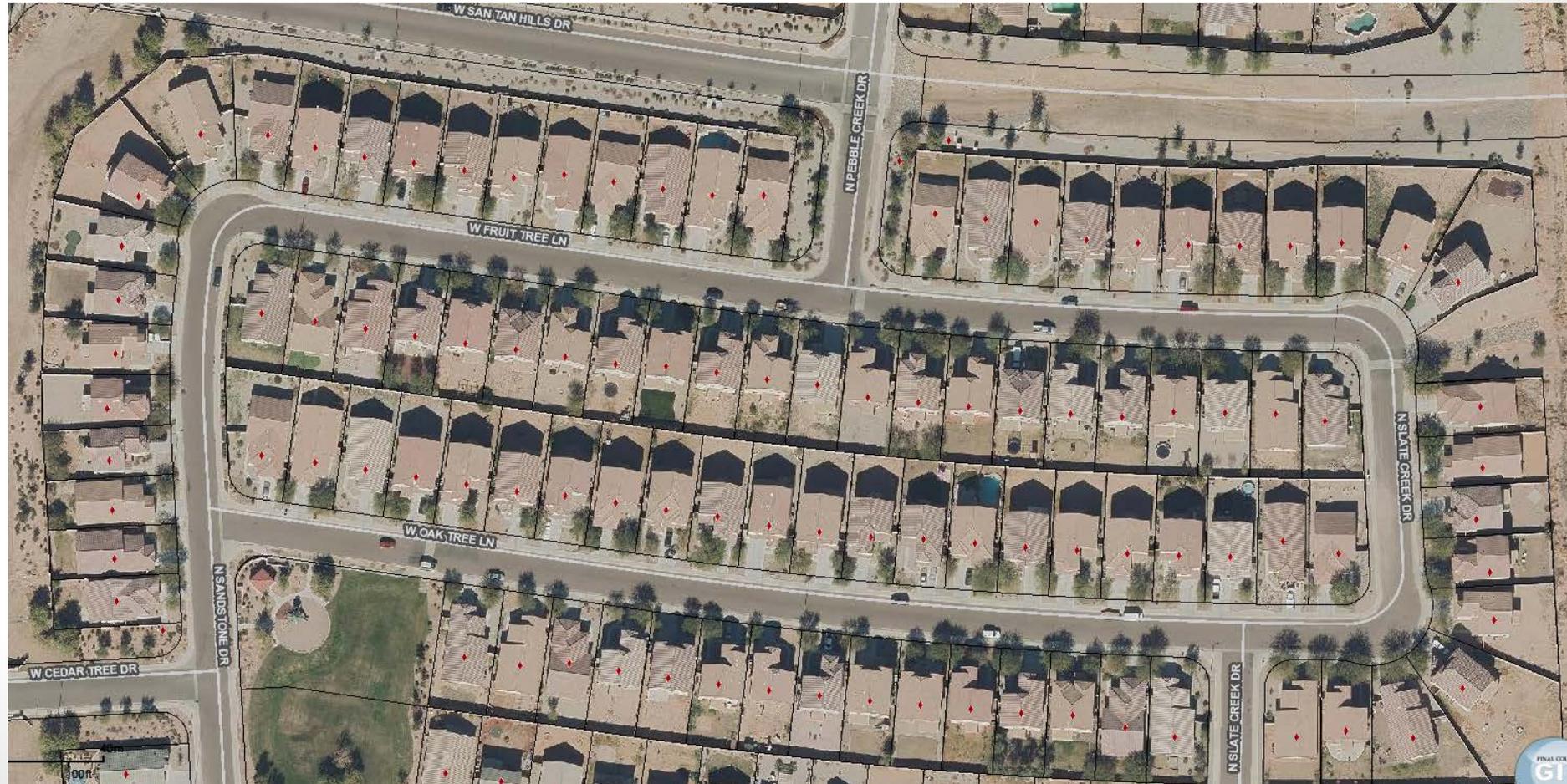


The Recommended Solution

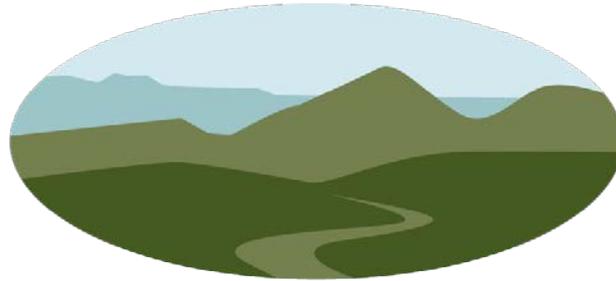
- Allow RVs for temporary visitor housing
 - No more than 6 months timeframe
 - No more than 1 RV per lot
 - To mirror the language in the Health Code
 - Allowed on Rural lots only (SR, SH, GR RU-10, RU-5, RU-3.3, RU-2, RU-1.25)
 - Must meet side and rear setbacks of a detached accessory structure and front setbacks of a main structure
 - Temporary RV Permit
- Reduce the minimum size requirement of the RV Park Zoning District from 10 acre minimum to 5 acre minimum
 - To allow smaller parcels to develop RV parks



Typical SFR Development



Questions or Comments?



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