



Town of Huachuca City

The Sunset City

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RESOLUTION NO. 2019-03

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS “2018 RECREATIONAL VEHICLE PARKS REGULATIONS.”

WHEREAS, the Town of Huachuca City is required to preserve the official records of the Town, according to standards for the storage of permanent public records established by the director of the Arizona state library, archives and public records, pursuant to A.R.S. 39-101 and 39-121.01; and

WHEREAS, attached hereto and incorporated herein by this reference is a certain document known as “2018 RECREATIONAL VEHICLE PARKS REGULATIONS;” and

WHEREAS, the Mayor and Council wish to declare this document a public record of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Huachuca City, “2018 RECREATIONAL VEHICLE PARKS REGULATIONS,” three copies of which are on file in the office of the Town Clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, THIS 10TH DAY OF JANUARY, 2019.



Johann Wallace, Mayor

ATTEST:



Jennifer Fuller, Town Clerk

Approved as to Form:



Thomas Benavidez, Town Attorney

["2018 RECREATIONAL VEHICLE PARKS REGULATIONS" must be attached.]

2018 RECREATIONAL VEHICLE PARKS REGULATIONS

CHAPTER 18.120 "RECREATIONAL VEHICLE PARKS"

Sections:

- 18.120.010 Intent.**
- 18.120.020 Location.**
- 18.120.030 Permitted uses.**
- 18.120.040 Accessory uses.**
- 18.120.050 Conditional uses.**
- 18.120.060 Prohibited uses.**
- 18.120.070 Site development standards.**

18.120.010 Intent.

The intent of this regulation is to encourage development of well-planned recreational vehicle parks for short-term occupancy, as opposed to semi-permanent or permanent occupancy in a manufactured home park, and to provide minimum standards for these parks. All parks must also comply with the subdivision regulations outlined in Chapter 17.

18.120.020 Location.

All recreational vehicle parks shall be located within B/C zoning districts and shall comply with the current Huachuca City general development plan. Recreational vehicle parks shall abut a major arterial or collector street.

18.120.030 Permitted uses.

The following uses are permitted within the recreational vehicle parks:

- A. One recreational vehicle per space**
- B. One park model recreational vehicle per space. All park models shall be installed with an anchoring system and skirted in a uniform manner with materials that will harmonize with the design and materials used on the model, as approved by the Building Official. Pressurized wood panels and corrugated steel skirting is prohibited**
- C. Two accessory uses per recreational vehicle space.**

18.120.040 Accessory uses.

- A. The following uses are permitted for the benefit of the recreational vehicle park residents:**

1. **Manager's Office and/or Residence.** May be of conventional construction. The minimum yard setback requirements shall be the same as those for homes in a R-4 Zoning district. If the Park office is located within the residence, no Home-Based Business License will be required.
2. **Social and Recreational Center.** Building may be of conventional construction and used for activities such as for birthday parties, family gatherings, dancing, games, meetings, banquets, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity.
3. **Outdoor Recreational Facilities.** For the exclusive use of the residents of the recreational vehicle park and their guests, such as a swimming pool, BBQ, areas, parks, playgrounds, tennis courts, shuffleboard courts and similar recreational uses.
4. **Common Use Laundry Facilities, Maintenance Buildings and Security Guard Buildings.** May be of conventional construction.

B. The following accessory uses are permitted on individual recreational vehicle parks spaces, provided they meet the required setbacks outlined below: carports, ramadas, covered patios and storage rooms. Any accessory use not listed must be approved by the Zoning Administrator. Accessory buildings shall not be used as sleeping quarters. Additional requirements for individual spaces accessory uses are as follows:

1. **Accessory structures shall be architecturally compatible with the park model and shall meet required setbacks.**
2. **When a carport is attached to the park model, it may be erected within five feet of the recreational park space line, but it must be retained as an open shelter.**
3. **Detached storage buildings are permitted on each recreational vehicle space, but they must be located within the rear portion of the space. They shall not encroach into the required park setbacks and shall be subject to firewall requirements outlined in the applicable Building Codes.**
4. **The maximum height of any structure on a recreational vehicle space shall not exceed 15 feet.**
5. **No accessory structure shall be erected within the minimum front yard setbacks.**
6. **All accessory structures shall be firmly attached to the ground, unless deemed unnecessary by the Building Official.**

18.120.050 Conditional uses.

The following uses may be permitted as a conditional use for the overall recreational vehicle park. Requires Planning and Zoning Commission approval.

- A. **A boat, auto, rv, or trailer storage area, provided it is in a completely enclosed area or surrounded by not less than a six-foot high solid fence or wall and is for the sole use of the residents of the park. All stored items shall be currently and properly insured, titled, licensed or registered as required.**
- B. **Recreational uses intended primarily for the occupants of the park.**

- C. Model sales area provided no more than five spaces are devoted to this use. The Planning and Zoning Commission may permit an additional sales area where the park occupies more than 20 acres.
- D. Convenience store.
- E. Propane station.
- F. Vehicle wash area.
- G. Dump stations.
- H. Other conditional uses approved by the Planning and Zoning Commission that would primarily serve the residents of the park.

18.120.060 Prohibited uses.

- A. Truck campers that are removed from the truck shall not be permitted to be stored on an individual recreational vehicle space. The park may provide a parking area for the sole use of park residents in a separate minimum six (6) foot fenced area (obscured), as specified in this Chapter.
- B. Any retail business not for the exclusive use of the park residents.

18.120.070 Site development standards.

- A. Minimum park size: three (3) acres.
- B. Maximum Density: 15 spaces per acre. The area occupied by the manager's unit, recreational and social center complexes may not be included in the area computation.
- C. Minimum park setback: 20 feet from all street frontages measured from the right-of-way line and 10 feet on all other sides. The street setback areas shall be landscaped and screened with a minimum six-foot-high decorative masonry wall. The setback area between the right-of-way and the wall shall be a combination of landscape and hardscape. No off-street parking facilities or recreational facilities for common use shall be located within any required landscaped area. Area to be maintained to the satisfaction of the Zoning Administrator. The landscape and screening plan shall be approved by the Planning and Zoning Commission.
- D. Park Standards.
 - 1. Minimum space size: 1,500 square feet for recreational vehicles and 2,400 square feet for park models.
 - 2. Minimum common recreation area per unit: 150 square feet.
 - 3. Minimum width per space: 30 feet for each RV, 40 feet for park models.
 - 4. Minimum depth per space: 50 feet for each RV, 60 feet for park models.
- E. A common recreation area shall be provided in recreational vehicle parks. Plans for the common recreation areas shall be submitted for approval to the Planning and Zoning Commission.
- F. Access to all spaces shall be from the interior of the park.
- G. Private streets within the recreational vehicle park shall be a minimum paved width of 24 feet.

- H. At least one parking space per rental unit space and at least two parking spaces per sales space shall be provided. In addition, at least one additional guest parking space shall be provided for each 10 rental spaces.
- I. All structures not located on a recreational vehicle space shall not exceed 30 feet in height from grade to the highest point on the structure.
- J. All utility lines shall be placed underground within the park. Each space shall be provided with water, sanitary sewer, and electric lines. Telephone lines, cable TV lines, and gas lines, if installed, shall also be underground. Fire hydrants shall be installed as required by the applicable building codes.
- K. All parks shall have street lighting along private and public streets for the safety of pedestrians and in accordance with guidelines outlined elsewhere in this Chapter.
- L. All parks shall have a minimum of two vehicular entrances. One entrance may be kept closed to the general public but is required to meet public safety standards for emergency ingress and egress.