

## **ARTICLE 22 - RECREATIONAL VEHICLE PLACEMENT**

(As amended 1/10/2000 via BOS Resolution No. 04-00, 12/10/2001 via BOS Resolution No. 101-01)

### **Section 2201 - Purpose.**

The purpose of this Article is to allow the temporary placement of a Recreational Vehicle (RV) while protecting the environmental, aesthetic and quality-of-life values of Navajo County. This Article regulates the placement of an RV outside of an approved RV Park. This Article does not regulate the placement of an RV within the boundaries of an approved RV Park, National Forest, National Park, State Park or County Park. This Article provides for the temporary placement of an RV for one time each calendar year for a period not to exceed 30 consecutive days without a permit or for up to one year with a Temporary RV Permit.

### **Section 2202 - Definitions.**

1. **A Recreational Vehicle** or RV shall mean a Recreational Vehicle as defined by Article 21 of this Ordinance.
2. **Placement of an RV** means the location of an RV on a parcel for dwelling or sleeping purposes for a period of 24 hours or more.
3. **Recreational Vehicle Park** means a parcel of land upon which two or more RV's are placed for dwelling or sleeping purposes, regardless of whether a charge is made for such placement.
4. **Temporary RV Permit** means a permit issued pursuant to Section 2205 or 2206.
5. **Director** means the Director of the Navajo County Development Services Department or his or her designee pursuant to Section 3002(20).
6. **Referral by the Director** means the Director has decided that a particular matter should be considered and decided by the Board of Supervisors instead of the Director. The Director's decision to refer a matter to the Board of Supervisors shall be final.
7. **Special Event Permit** means a permit issued pursuant to Section 2206 or 2513(4).
8. **Adjoining Property** means all parcels of land that are identified by separate parcel numbers in the Office of the Navajo County Assessor and that either physically touches the subject parcel or would touch it if not separated by a dedicated right-of-way.

### **Section 2203 - General Provisions.**

1. The placement of a single RV is allowed, subject to compliance with the other provisions of this Article, in the following districts only: A-General, Rural (RU), Single Family (R1) and Special Development (but only if the site plan provides for RV placement).
2. An RV shall not be placed in the following zones: I-1, I-2, C-R or Multi-Family Residential, except in an approved RV Park or as may be permitted under Article

28 hereof. Provided, however, that the Director (or the Board of Supervisors upon referral by the Director) may, on a case-by-case basis, waive this restriction and grant a Temporary RV Permit for placement in any of these zones upon a showing of good cause.

3. No RV shall be placed on a permanent basis.
4. No RV shall be used for storage without the existence of a principal dwelling on the same parcel. Provided, however, that the Director (or the Board of Supervisors upon referral by the Director) may, on a case-by-case basis, waive this restriction and grant a Temporary RV Permit for storage upon a showing of good cause.
5. No RV shall be placed as a rental unit.
6. The placement of an RV in violation of Deed Restrictions or Covenants, Conditions and Restrictions is discouraged. However, Deed Restrictions and CC&R's are private matters between the owners of the parcels to which they apply. Enforcement is not the responsibility of Navajo County.
7. The placement of an RV is subject to all zoning regulations, including setbacks, applicable to the parcel on which the RV is placed. In addition to the setback requirements, the RV shall be placed an additional ten feet from all property lines.
8. The placement of an RV is subject to the Navajo County Floodplain Ordinance. A separate Floodplain Use Permit may be required from the Flood Control District (Department of Public Works).
9. Solid waste (garbage) and sewage shall be disposed of in an approved system and are subject to all applicable Health Department regulations.
10. No temporary or permanent site-built additions or improvements shall be attached to the RV. Any structure such as a snow shed, porch, deck or carport shall be free-standing. Building Permits are required.
9. The fee for a Temporary RV Permit shall be in accordance with a schedule of fees adopted by the Board of Supervisors.

#### **Section 2204 - Thirty-Day Placement Without Permit.**

Subject to the provisions of Section 2203, a single RV may be placed for one time each calendar year for a period not to exceed 30 consecutive days without a Temporary RV Permit.

## **Section 2205 - Placement With Temporary RV Permit.**

Subject to the provisions of Section 2203, a single RV may be placed for a period of up to one year upon the issuance of a Temporary RV Permit pursuant to this section. The permit may be renewed for one additional period of up to one year upon the approval of the issuing authority.

1. A Temporary RV Permit may be issued by the Director (or the Board of Supervisors upon referral by the Director) at the same time that a Building Permit is issued for the construction of a principal dwelling on the parcel. The Temporary RV Permit shall run with the Building Permit. The Temporary RV Permit shall expire when the Building Permit expires or a Certificate of Occupancy is issued for the principal dwelling, whichever occurs first.
2. A Temporary RV Permit may be obtained from the Director (or the Board of Supervisors upon referral by the Director) in circumstances other than in connection with the issuance of a Building Permit. The Director or the Board (as the case may be) shall determine, on a case-by-case basis, the merits of the request and may impose conditions consistent with the intent and purposes of this Article.
3. The Director may notify adjoining property owners of an application for a Temporary RV Permit in any reasonable manner and may solicit their comments prior to issuance of the permit. The Director's decisions as to whether the application warrants notice to adjoining property owners, and as to the manner of such notice, shall be final.
4. A decision of the Director concerning the issuance of a Temporary RV permit may be appealed to the Board of Supervisors by the applicant or any adjoining property owner in the manner set forth in Section 2513(6).
5. The RV must be hooked up to an approved septic system or sanitary sewer upon placement.
6. All utility hookups shall originate from the parcel on which the RV is placed. Utilities may be connected, subject to securing the appropriate permits, upon compliance with requirement number 5 above.

## **Section 2206 - Special Event Placement**

A Temporary RV Permit may be issued for the placement of one or more RV's in connection with the issuance of a Special Event Permit pursuant to Section 2513(4) of this Ordinance. The Temporary RV Permit shall be issued by the Director or the Board of Supervisors, whichever is responsible for issuing the Special Event Permit. There shall be a separate fee for the Temporary RV Permit.