

DENSITY (UPA?)

610.00 RVS: RECREATIONAL VEHICLE SUBDIVISION ZONING DISTRICT

610.01 PURPOSE:

Recreational Vehicle Subdivision Zoning District (RVS) - is applied to properties which are intended to be developed as recreational vehicle subdivisions including individually owned lots, and is intended to provide for the orderly development of such subdivisions.

610.02 PERMITTED USES:

- A. Recreational Vehicles, single family residential dwellings (site built, manufactured or modular homes) and park models.
- B. Private or public park.
- C. Neighborhood utilities.
- D. Waste Water treatment plant for that RV subdivision only.
- E. Other uses as listed in Appendix A

610.03 ACCESSORY USES:

- A. Personal, non-commercial garages, storage buildings, shaded parking structures, hobby workshops, sheds, and carports are permitted only after a building or placement permit has been issued for a permitted dwelling.
- B. Accessory structures shall not be used for any dwelling or commercial purpose.
- C. One (1) RV hookup, for use by non-commercial visitors, for up to one hundred and eighty (180) days in a calendar year provided that a permanent placement permit has been approved for that lot.
- D. Home occupations.
- E. Applicable in all Zoning Districts - obstructions - every part of a required yard must be open and unobstructed except that:
 - 1. Accessory structures:

a. accessory structures may be built in required rear yards, however, they may not occupy more than thirty (30) percent of a required rear yard, nor be closer than three (3) feet to any side or rear lot line or street setback, and accessory structures that serve as garages with alley access must be set back at least ten (10) feet from the alley. On corner lots accessory structures may not be closer to any street than a distance equal to the depth of the required front yard.

b. accessory structures may be constructed across a common lot line by written recorded agreement between the two adjoining property owners.

610.04 USES PERMITTED WITH AN APPROVED CONDITIONAL USE PERMIT:

- A. Public school.
- B. Churches and church related parish house, or dormitories, all subject to approval of required off-street parking.
- C. One (1) additional dwelling for an onsite person, providing the services of a care giver, or for a person in need of onsite care, with proof of need, no rent, removal of the dwelling upon termination of original need, and with an agreement to remove the dwelling upon termination of the original need recorded at the expense of the applicant.
- D. Professional or commercial offices.
- E. Other uses as listed in Appendix A

610.05 USES SPECIFICALLY PROHIBITED:

- A. Any use not listed in Sections 610.02, 610.03, or 610.04.
- B. Placement, disposal, processing or storage of sewer sludge or any other solid, liquid, or gaseous waste material except household trash generated on that lot or space only, except as permitted in Section 610.04.
- C. Junkyards, commercial storage, commercial sales or salvage of new or used equipment or vehicles.
- D. Permanent flea markets or yard sales.

E. Recreational vehicle parks and manufactured home parks.

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F. Commercial trucking operations.

G. Commercial or industrial uses.

H. Contractors yards.

I. Occupancy of recreational vehicles inside storage buildings.

J. Other uses as listed in Appendix A

610.06 DIMENSIONAL LIMITS:

A. MINIMUM PARCEL SIZE:

1. One (1) net acre with septic system and on-site well.
2. Less than one (1) net acre to one fourth (1/4) acre (10,000 square feet), with septic system required and a community water system.
3. Less than one fourth (1/4) acre to one sixth (1/6) acre (7,000 square feet), if both sewer and community water systems are used.

B. MINIMUM SETBACK AND OFFSET REQUIREMENTS: RVS ZONE

ALL RVS ZONES		
FRONT	SIDES	REAR
10'	7'	10'

1. Front yard setbacks shall be designated along the shortest street frontage side.
2. All detached structures shall be placed so as to maintain a minimum of six (6) feet between structures, except where special construction to meet fire codes has been approved by the La Paz County Building Inspector.

SETBACKS FROM NEAREST LANE CENTERLINE OF A STREET OR HIGHWAY:

ALL RVS ZONES				
HIGHWAY INTERSTATE	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL RESIDENTIAL
75'	60'	40'	30'	25'

C. HEIGHT LIMITS:

1. Twenty (20) feet for dwellings
2. Fifteen (15) feet for garages, storage buildings, shaded parking structures, hobby workshops, sheds, and carports.
3. The following structures may be erected to any safe and lawful height, with a Zoning Variance, but shall be so situated that, should they fall, no part of such structure could fall on any adjoining lot or parcel of land.
 - a. Chimney
 - b. Flag pole
 - c. Antenna
4. No structure may intrude into airspace required by the FAA.
 - A. Airports -the following special height limits apply around airports.
 1. Limits measured perpendicular to a runway centerline:
 - a. Within two hundred (200) feet - no structures permitted, beyond two hundred (200) feet- structures are permitted up to sixty-five (65) feet in height to a distance of twenty-five hundred (2500) feet.
 2. Limits measured from the end of a runway.
 - a. Within four hundred (400) feet - no structures permitted, beyond four hundred (400) feet , structures are permitted up to twenty (20) feet in height, increasing at a constant rate to sixty-five (65) feet in height at an distance of twenty-five hundred (2500) feet.

D. MAXIMUM LOT COVERAGE:

1. One (1) acre lot – fifty five (55) percent
2. Less than one (1) acre to one fourth (1/4) acre lot – sixty five (65) percent
3. Less than one fourth (1/4) acre to seven thousand (7000) square foot lot – eighty five (85) percent.

E. MINIMUM WIDTH OF LOT:

1. One (1) net acre lot or parcel: one hundred twenty (120) feet
2. One quarter (1/4) acre up to less than one (1) acre lot or parcel: eighty (80) feet
3. One sixth (1/6) acre up to less than one fourth (1/4) acre: sixty (60) feet
4. RV Lot: thirty (30) feet

F. MAXIMUM LOT LENGTH TO WIDTH:

3:1/Park

610.07 PARKING AND LOADING REQUIREMENTS:

- A. A minimum of one (1) off-street parking space per dwelling space is required on one fourth (1/4) acre and above.
- B. A minimum of one (1) off-street loading space per accessory building is required on one fourth (1/4) acre and above.

610.08 SIGN REQUIREMENTS:

- A. Signs permitted in all RVS Zoning Districts
 1. Identification Signs
 2. Developer's Sign – one per property, provided such sign is removed within twenty (20) days of occupation of the premises.

610.09 FENCE AND WALL REQUIREMENTS:

- A. No tires, or other scrap or junk may be used to construct a fence. No barbed wire may be used to construct a fence. No used

material may be used to construct a fence or wall without approval by the Community Development Director.

- B. At corner lots sight visibility triangles shall comply with Section 402.00 Sight Visibility Triangles.
- C. When bounded by any commercial or industrial zone, a six (6) foot high, sight obscuring wall or fence is required. The fencing requirement shall apply when new development or expansion/modification to existing residential uses are constructed, and shall be the responsibility of the property owner

610.10 SWIMMING POOLS:

- A. No swimming pool may be constructed within three (3) feet of any property line, measured to waters edge.
- B. Every swimming pool shall be enclosed by a fence or wall and shall comply with Section 406.00 Swimming Pools.

610.11 LAND DIVISION:

- A. All land divisions shall comply with section 403.00 Land Division.

610.12 WATER AND WASTE WATER SYSTEMS:

- A. Water and waste water treatment systems, including disposal, shall be provided according to the requirements of the Arizona Department of Environmental Quality and the La Paz County Health Department.