



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF MEMO

DATE: February 14, 2023

CASE NUMBER: P-23-15-AM

REQUEST: Text Amendment for Article 1-7: Parking, Loading and Circulation Regulations to exclude trailers with living quarters from recreational vehicle limitations in residential districts and Article 1-17: Definitions to add or revise definitions of recreational vehicles and trailers.

BACKGROUND

Over the past several months, concern among Apache Junction's residents have grown regarding the number of recreational vehicles allowed on residential properties. Historically, only one (1) recreational vehicle has been allowed. With the increasing interest in horse trailers and toy haulers with living quarters, Apache Junction's residents and City Council have asked for these types of vehicles not be classified as recreational vehicles.

On December 13, 2022, the Planning and Zoning Commission issued a direction to staff to research Arizona Revised Statutes' definitions of recreational vehicles, trailers, and toy haulers and the location in which these vehicles may be parked to provide recommendations for a text amendment(s).

Upon research, Staff found that the City of Apache Junction utilizes much of the same language in the Zoning Ordinance for recreational vehicles as the Arizona Revised Statutes. In short, a recreational vehicle is a portable camping trailer, motor home, park trailer or park model, travel trailer, and a portable truck camper.

The City does not define a trailer or a toy hauler, however the Arizona Revised Statutes define trailers as the following:

1. A trailer is designed to carry persons or property, drawn by a motor vehicle, and constructed so that no part of its weight rests on the towing vehicle.
2. A semitrailer is a vehicle designed to carry persons or property, drawn by a vehicle, and constructed so that some part of its weight and that of its load rests on or is carried by another vehicle. A semitrailer with an auxiliary front axle is deemed to be a trailer.

Depending on the type of toy hauler, it may be classified as a trailer or a semitrailer but there is no callout for it. In addition, the only Arizona state statutes for parking these vehicles relates to safety and not storage.

Most surrounding cities limit recreational vehicle parking to the side or the rear yard and none mention trailers with living quarters in their ordinances.

Erika Hernandez

Prepared by Erika Hernandez
Associate Planner