



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION DISCUSSION ITEM STAFF MEMO

DATE: May 9, 2023

TO: Planning and Zoning Commission

THROUGH: Rudy Esquivias, Development Services
Director
Sidney Urias, Interim Planning Manager

FROM: Erika Hernandez, Associate Planner

CASE NUMBER: P-23-15-AM

REQUEST: Text Amendment to 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

Per the direction to Staff given by the Planning and Zoning Commission on December 13, 2022, Staff has researched 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.

On February 14, 2023, Staff provided a brief update detailing preliminary findings that the City of Apache Junction utilizes much of the same language as the Arizona Revised Statutes for recreational vehicles. However, the City does not currently have language defining trailers and it was suggested that definitions should be added to Article 1-17: Definitions.



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RESEARCH & RECOMMENDATIONS

Arizona State Revised Statutes

Staff recognizes that the City utilizes much of the same language for defining a recreational vehicle as the Arizona State Revised Statutes ("A.R.S"). The definition is as follows:

Title 33-2102. Definitions. 18. "Recreational vehicle" means a vehicular type unit that is any of the following:

(a) A portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls that fold for towing by another vehicle and unfold for camping.

(b) A motor home designed to provide temporary living quarters for recreational, camping or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

(c) A park trailer or park model built on a single chassis, mounted on wheels or originally mounted on wheels and from which the wheels have been removed and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers.

(d) A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use and of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and that has a trailer area of less than three hundred twenty square feet. This subdivision includes fifth wheel trailers.



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If a unit requires a size or weight permit, it shall be manufactured to the standards for park trailers in section A 119.5 of the American national standards institute code.

(e) A portable truck camper constructed to provide temporary living quarters for recreational, camping or travel use and consisting of a roof, floor and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

The City, however, does not have language to define trailers. A.R.S. definitions are as follows:

Title 28-101. Definitions. 72. "Semitrailer" means a vehicle that is with or without motive power, other than a pole trailer or a single-axle tow dolly, that is designed for carrying persons or property and for being drawn by a motor vehicle and that is constructed so that some part of its weight and that of its load rests on or is carried by another vehicle.

Title 28-101. Definitions. 81. "Trailer" means a vehicle that is with or without motive power, other than a pole trailer or a single-axle tow dolly, that is designed for carrying persons or property and for being drawn by a motor vehicle and that is constructed so that no part of its weight rests on the towing vehicle. A semitrailer equipped with an auxiliary front axle commonly known as a dolly is deemed to be a trailer.



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Recreational Vehicles Regulations in Surrounding Municipalities

Municipality	Location Stored	Limitation	Mention of Combo
Pinal County	Not specified	Not specified	None
Queen Creek	Front setback or rear depending on the zoning district	None or 1 depending on the zoning district	None
Mesa	Side or the rear	Not specified	None
Gilbert	Driveway or Rear	Not specified	None
Chandler	Only under 14,500 lbs. and not in the street	Not specified	None
Florence	Side or the rear	Not specified	None
Casa Grande	Rear or garage	1	None

Table 1. Recreational Vehicle Limit, Location, and Combo

Recommendation

Upon much deliberation, Staff has agreed to exclude adding or revising definitions as a recommendation for this text amendment and to focus on revising only § 1-7-3 Parking Standards of Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations.

Though a number of municipalities have no limit listed for RV parking and storing, Staff recommends continuing the limitation of one (1) recreational vehicle on single-family residential lots, with the exception of one (1) additional recreational vehicle with an integrated horse trailer on residential lots with a minimum 1.25-gross acres. The rationale supporting this recommendation is that the City has had a long history of code compliance cases due to properties misusing single-family residential properties as storage lots. By providing a number limitation, this initiative strengthens the City's ability to reduce this blight, nuisance and code cases.

Staff also recommends simplifying the language in this section in regard to the location requirement for recreational vehicles.



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The simplification and clarification of text language will aid avoiding potential contradictions and misinterpretations. Staff will also use this opportunity to revise grammatical errors, unrelated to recreational vehicles, for additional clarity and general ease of understanding.

A draft text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations has been provided to apply the above noted proposed changes.

Erika Hernandez

Prepared by Erika Hernandez
Associate Planner

Attachments:

- Draft Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations