

ORDINANCE NO. 11-333

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF SNOWFLAKE, ARIZONA, AMENDING THE SNOWFLAKE TOWN CODE, TITLE 10, CHAPTER 6, SECTION 11, ADDING PARAGRAPH C, ENTITLED “RECREATIONAL VEHICLES”

RECITALS

WHEREAS, the Snowflake Town Code, Title 10, Chapter 6, Section 11 regulates outdoor vehicle parking and storage; and

WHEREAS, the Town of Snowflake now desires to specify certain regulations pertaining to the parking, placement, storage, or occupancy of recreational vehicles;

ENACTMENT

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Snowflake, Arizona, that said ordinance be amended by the addition of paragraph C, to read as follows:

- C. Recreational Vehicles: It shall be unlawful for any person to authorize, permit allow, or to park, place, store, or occupy, a recreational vehicle within the Town of Snowflake except as specifically authorized by this ordinance. Recreational Vehicles may be:
 - 1. Parked, placed, or stored in a public or private storage facility licensed or permitted for such uses.
 - 2. Parked or placed on a public right-of-way in compliance with all other state or local regulations pertaining to use of public right-of-ways.
 - 3. Parked, placed, or stored on private residential property at a distance equal to or greater than the distance of the established property setbacks within the designated zoning district. No permanent utility connections may be made to the RV and, the RV is not in violation of any other law or valid and applicable deed restrictions or covenants running with the land. As the Town of Snowflake does not enforce deed restriction or covenants, placement of RV's on said properties must be cleared with the appropriate regulatory agency. In the case of multi-unit dwellings, RV's may be parked, placed, or stored in designated storage areas as specified by the Owner, Landlord, or Manager, and in compliance with specific zoning setbacks.
 - 4. Parked or placed on a residential property for a maximum of forty-eight (48) hours prior to or after use, for the purpose of loading, preparing, or making ready, and/or unloading, winterizing, or preparing for storage provided no utility connections are made to the RV.
 - 5. Occupied on a residential property in front of and/or adjacent to a primary residence or upon such primary resident's property when the owner/occupant of the RV is temporarily visiting the occupant of the primary residence and the RV is not in violation of any other law or valid and applicable deed restrictions or covenants running with the land. RV placement shall also be regulated by additional specific conditions as follows:
 - a. A single RV may be located on a residential property for a period of up to fourteen (14) consecutive days.
 - b. A single RV or the cumulative total of all RV's may be located on a residential property for a maximum of twenty-eight (28) days in any calendar year.

- c. The owner/occupant of the recreational vehicle parked, placed, or occupied shall provide evidence to any city representative upon request that he/she is a legitimate guest at the residence.
 - d. No permanent sewer or septic connections shall be made to the RV.
6. Parked, placed, stored, or occupied for temporary recreational purposes in designated camping areas not to exceed fourteen (14) consecutive days or twenty-eight (28) total days in any given year.
 7. Parked, placed, stored, or occupied in a Manufactured Home or RV park which is legally permitted and established for temporary or long-term occupancy while connected to utilities.
 8. Parked, placed, stored, or occupied, in residential areas, as a dwelling unit while connected to utilities during exigent circumstances such as fire, earthquake, or temporary occasions of inclement weather involving power outages.
 9. Parked, placed, stored, or occupied by an authorized emergency service agency or disaster assistance organization during a temporary emergency or disaster.
 10. Parked, placed, stored, or occupied for temporary use activities after the authorization of a Special Use Permit or Temporary Use Permit as shown in table 10-4-3 and specified in Title 10-8-2 and/or 10-8-6 of the Snowflake Town Code.
 11. Parked, placed, stored, or occupied as specified herein including additional provisions of Title 13 of the Snowflake Town Code.
 12. Failure to comply with this ordinance is subject to civil, administrative, or criminal fines. Administrative fines shall be established on the Town's comprehensive fee schedule.

The computation of time under the provisions of this chapter shall commence on the date and time the recreational vehicle is parked, placed, stored, or occupied on any property.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Snowflake,

Arizona, this _____ day of _____ 2011.

Kelly S. Willis, Mayor

ATTEST:

Barbara Flake, Town Clerk

Approved as to Form:

Robert M. Hall, Town Attorney