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Guide To The Recreational Vehicle Park (RVP) District Zoning

The Recreational Vehicle Park is designed to provide orderly development of recreational vehicles parks.

This brochure presents RVP zoning information for permitted uses, special uses, maximum height allowance, minimum setbacks requirements, minimum parcel size, maximum space coverage, minimum parking requirement, accessory buildings, junk storage, awnings, decks, and exempt building information.

NOTE: This helpful hints brochure was prepared to assist property owners in understanding the details of a Recreational Vehicle Park District. The language used in this pamphlet is not the official terminology of Yuma County Ordinances. For more specific information on the subjects covered in this publication please call the number above and ask to speak with a Planner or Deputy Zoning Inspector.

Permitted Uses

The following allowed uses on properties in a RVP District are subject to compliance with current development standards and regulations.

- A. One recreational vehicle per space.
- B. Caretaker's residence which may be a site-built or manufactured home.
- C. Community and recreational facilities intended to serve the needs of persons within the recreational vehicle park.
- D. Additional Uses Allowed: Patios, decks, carports, and sheds.

Special Uses

The process for a Special Use Permit typically begins with an application and fee being turned in to the County Planning and Zoning Division. It then receives a hearing before the Planning and Zoning Commission and is given a final decision by the County Board of Supervisors.

Any commercial, public or institutional use is allowed in a RVP district.

Maximum Height Allowance

Structures in the RVP Zoning District shall not exceed 20 feet in height.

Principal Building Setbacks Minimum Parcel Size Maximum Space Coverage Minimum Parking Requirement

Principal building setbacks are the distances from a property line or structure within which development is restricted or prohibited. They are necessary to help provide fire breaks from one property to another and to have space for emergency crews to access the property.

Minimum separation between occupied structures is: 6 feet.
Front setback from interior (private) street is: 3 feet.
Park perimeter property line: 5 feet

The minimum parcel size for the Recreational Vehicle Park District is: 16,000 square feet.

The minimum space size in the Recreational Vehicle Park District is: 1,200 square feet.

The maximum space coverage on each space for all uses in a Recreational Vehicle Park District is: 50%

Each Recreational Vehicle space shall provide for at least one vehicle parking space in addition to the area occupied by the RV. A parking space is required to be 9' X 20'.

Accessory Buildings

This category is for buildings which are placed on a lot after the principal dwelling, a recreational vehicle, has been established.

Accessory buildings must meet the same minimum *front yard setback* requirement as the principal building. They may be built in the rear or side yard of the property but they can occupy no more than 30% of the rear yard and they must be three feet or more from any side or rear lot line or other setback line.

Additionally, an accessory building must be set back at least three feet from the primary residence to be considered detached. An accessory building that is less than three feet from the principal building is considered to be a part of that structure.

Junk Storage

Note: No Yard or open space shall be used for the storage of junk in any district, except in the Heavy Industrial or Intensive Industrial Districts.

Junk An unorganized collection of debris, trash or clutter, which degrades the peace, comfort, safety and well-being of a property, or area within the County. Examples are; Items which in their present state are of little or no economical value, such as, scrapped or discarded furniture, glass, metal, trash, litter, debris, garbage, wood, rubber, and plastic items, empty containers, machinery parts, all types of appliances, building material waste, and abandoned or junk vehicles.

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Awning Information

All awnings and patio covers in excess of 200 square feet and all carports require a standard building permit.

One awning and/or patio cover which is sized as 200 square feet or less and is being used as shade for people or animals, (not vehicles), does not require a building permit. However, if the shade structure has a value of one thousand dollars (\$ 1, 000. 00) or more, it will require an "Exempt Building Permit".

All awnings, patio covers, shade structures and carports that are at least 3 feet from the primary dwelling, may project into any required side yard, provided such structures shall be a distance of at least 3 feet from the space line.

All free standing awnings less than three feet from the occupied structure are considered part of the primary structure and all setback measurements will be taken from the end of the awning to the next occupied structure. The minimum distance from awning to occupied structure will be 6 feet.

Note: These structures may exist only if no other accessory structure is on the space.

Decks

All decks require the following: A site plan, a building permit, and a Final Inspection.

Definition: A deck is an exterior floor system supported on at least two opposing sides by an adjoining structure and/or post, pier, or other independent support.

Many decks are converted into enclosed habitable space at a later date. Be sure to plan ahead, you could save yourself a lot of time and money in the future.

Exempt Building Permit Information

This permit is for one single-story detached accessory building associated with one and two family dwellings and used as a *tool shed, storage shed, playhouse, or similar use.*

1. No Permit is required if the structure meets all of the following:

- Valuation of \$ 1, 000. 00 or less
- Vinyl construction of 80 sq. feet or less
- Wood construction of 56 sq. feet or less
- Aluminum construction of 159 sq. feet or less
- No plumbing, electrical or mechanical features
- Limited to one (1) "no permit required" shed per dwelling
- Must meet setback requirements

2. Exempt Permit is required if the structure meets the following:

- Exceeds "no permit required" standards listed above
- 200 sq. feet or less
- No plumbing, electrical or mechanical features
- This permit is exempt from building codes but must meet all setback requirements

3. Exempt Permit With Electricity is Required for any structure meeting the following:

- 200 sq. feet or less
- Limited to one outlet, one switch and one light
- No plumbing, or mechanical features
- This permit is exempt from building codes but must meet electrical codes and all setback requirements
- This permit requires an electrical inspection by a Yuma County Building Inspector
- \$ 24. 50 Permit Fee