

RECREATIONAL VEHICLE PLACEMENT POLICY

Purpose.

The purpose of this policy is to allow the placement or storage of a Recreational Vehicle (RV) while protecting the health, environmental, aesthetic and quality-of-life values of Apache County. This policy regulates the placement or storage of an RV outside of an approved RV Park. This policy does not regulate the placement or storage of an RV within the boundaries of an approved RV Park, National Forest, National Park, State Park or County Park.

Definitions.

1. **A Recreational Vehicle** or RV shall mean a camper, camp car, pickup coach, motor home, travel trailer, converted van or bus, tent trailer, ~~or all other structures designed, converted, or modified for human habitation including but not limited to shipping containers, tiny houses, or manufactured sheds~~ with or without motive power ~~used~~ for travel, or for recreational purposes.
2. **Placement of an RV** means the location of an RV on a parcel for dwelling or sleeping purposes for a period of 24 hours or more.
3. **Storage of an RV** means storing, placing, or using an RV on a parcel for any reason other than dwelling or sleeping purposes.
4. **Recreational Vehicle Park or Trailer Park** means a parcel of land upon which two or more RVs are placed for dwelling or sleeping purposes, regardless of whether a charge is made for such placement. Any recreational vehicle park or trailer park is prohibited unless a conditional use permit is obtained as instructed in Article 11 section 1107 (CUP required, Article 11)
5. **Director** means the Director of the Apache County Community Development Department or his or her designee.
6. **Screening** means decorative fencing, evergreen vegetation, maintained for the purpose of concealing from view the area behind such fence or evergreen vegetation. When fencing is used for screening, it shall not be less than six feet or taller than seven feet.

General Provisions.

1. The placement of a single RV is allowed, subject to compliance with the other provisions of this Article, in all zoning districts except industrial zones, commercial zones, Greer Zones. (For Greer RV zoning see Article 6 section 605.)
2. No temporary RV can be placed on a permanent ~~basis or~~ foundation.
3. The permeant placement or storage of an RV is subject to all zoning regulations on the parcel on which the RV is placed, including setback requirements.

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4. No temporary or permanent site-built additions or improvements shall be attached to the RV. Any structure such as a snow shed, porch, deck or carport shall be free-standing.
5. Solid waste (garbage) and sewage shall be disposed of in an approved Apache County Health Department system and are subject to all applicable [Apache County](#) Health Department regulations.
6. No RV shall be placed in hazardous area or (R-O) Reserve Overlay Zone as outlined in article 5 of the zoning ordinance of Apache County without first obtaining a Conditional Use Permit or Flood Hazard Development Permit.

RV Camping Permit.

1. Subject to the provisions of General Provisions, a single RV may be placed for one time each calendar year for a period not to exceed 30 consecutive days without an RV Dwelling Permit. The RV must be removed at the end of the 30-day period unless an RV Dwelling Permit is obtained.
2. When used for camping purposes, up to three RVs can be placed on the same parcel for 30 consecutive days after getting a 30-Day Camping Permit from the Community Development Department at no charge. The RVs must be removed at the end of the 30-day period **and cannot be placed upon the parcel for the next 90 days**. All holding tanks must be disposed into an approved wastewater dump site, the dumping of any wastewater on county or personal property is prohibited and violations will be enforced as outlined in Section 809.

Placement of an RV with An RV Dwelling Permit.

Subject to the provisions in General Provision, a single RV may be placed as a permanent dwelling-with the issuance of an RV Dwelling Permit pursuant to this section.

1. An RV Dwelling Permit may be issued by the Director in the following situations:
 - a. For use as a dwelling when there is no other principal dwelling and the RV complies with the other rules in this Article.
 - b. When a Building Permit is issued for the construction of a principal dwelling on the parcel. The RV Dwelling Permit shall run simultaneously with the Building Permit and expires when the Building Permit expires or a Certificate of Occupancy is issued for the principal dwelling, whichever occurs first.
 - c. For use as a guesthouse if the RV complies with the requirements of this policy and with Article 7, Section 750 that governs guesthouses.
2. The RV must be connected to an approved on-site wastewater treatment facility or public sewer system.

3. Utilities may be connected, subject to securing the appropriate permits, upon compliance with requirement number two above. All utility hookups must originate from the parcel on which the RV is placed.
4. A decision of the Director concerning the issuance of a RV Dwelling Permit may be appealed to the Board of Adjustment and Appeals [as outlined in Article 12 of the Apache County Zoning Ordinance](#)
5. The property owner must remove the RV if it is placed for more than 30 consecutive days and does not meet the requirements of this section. For enforcement see Section 809.
6. The fee for an RV Dwelling Permit shall be in accordance with a schedule of fees adopted by the Board of Supervisors.

Storage of an RV.

Subject to the provisions of General Provisions:

1. One RV may be stored on a parcel without any screening.
2. Up to 3 RVs may be stored on a parcel when screened from view in such a manner that the RVs are not visible from adjacent properties or roadways.
3. Storing more than 3 RVs requires a Conditional Use Permit.

Dilapidated and Abandoned RVs.

1. RVs in a dilapidated condition must be removed from the property or screened from view of adjacent properties and the public. See Enforcement
2. An RV is dilapidated if it meets any of the following conditions - disintegrated, wrecked, abandoned; incapable of being moved under its own power or pulled by a vehicle; in a state of major disassembly or disrepair; is unsafe because the structure is likely to burn or collapse; or its condition endangers the life, health, safety, or property of the public.

Processing of the Permit.

Upon receiving a completed application for an RV Dwelling Permit, the Community Development Department will decide on the permit within 30 business days.

The application should include the following items, but are not limited to:

- a) Site plan with setbacks, location of the septic system, other buildings, driveway, roads, lot dimensions, etc.
- b) Septic discharge authorization from the county health department or letter

from the public sewer company confirming the sewer connection.

- c) Building permit, if applicable
- d) Map to the property
- e) Information to identify the RV such as the make and model.
- f) Fee as set by the Board of Supervisors.
- g) Staff may request additional information generally required for building permits, if necessary, to make an informed decision.

Once a completed application is reviewed and a RV Dwelling Permit is issued by the Community Development Department. The applicant will be issued a permit number and a permanent sticker shall be displayed in a visible manor so that anyone looking may see a permit has been issued.

Enforcement.

All enforcement, and penalty procedures are found in Article 13 of the Apache County Ordinances. Complaints and violations of this ordinance (Article 8) will be processed as outlined in Article 13.

Fee's.

Permanent RV Dwelling Permit	\$100
RV Camping Permit	No Fee