Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173
PLANNING AND ZONING COMMITTEE
Thursday, June 6, 2019 6:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Superior Planning and Zoning Commission and to the public that the Superior Planning and Zoning Commission will hold a Regular Meeting open to the public set forth above.

AGENDA

A: CALL TO ORDER

B: PLEDGE OF ALLEGIANCE

C. INVOCATION

D: ROLL CALL

Chairperson	Matt Mashaw
Vice Chairperson	Joy Eveland
Commissioner	Henry Munoz
Commissioner	Hank Gutierrez
Commissioner	Sherry Figdore
Commissioner	David Gunn
Commissioner	Jesse Garcia

F. CONSENT AGENDA:

1. Approval of March 7, 2019 Regular Agenda Minutes.

2. Approval of April 4 2019 Work Session Minutes.

G. NEW BUSINESS:

1. **Public Hearing/Discussion/Possible Approval of Resolution 2019-03,** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL RE-ZONE PROPERTY FRONM THE URBAN RESIDENTIAL (R1-8) ZONE DISTRICT TO THE MULTIPLE RESIDENTIAL (R-3) ZONE DISTRICT.

H. CALL TO THE PUBLIC

I. ADJOURNMENT

Posted By: _____

Date: _____ **Time**_____

THE TOWN COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION WHEN NEEDED FOR LEGAL CONSULTATION OF THE ABOVE SHOWN ITEMS A.R.S. SEC. 38-431-03 (A)(3) AND (A)(4).

HANDICAPPED INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT THE TOWN OF SUPERIOR AT 520-689-5752 AT LEAST 72 HOURS IN ADVANCE.

PLANNING AND ZONING COMMITTEE

DRAFT MINUTES

Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173
Thursday, March 7, 2019 6:00 P.M.

CALL TO ORDER

Meeting was called to order at 6:00 PM by P & Z Chairperson Matt Mashaw.

PLEDGE OF ALLEGIANCE

Matt Mashaw, P & Z Chairperson led everyone in the Pledge of Allegiance.

INVOCATION

Matt Mashaw gave the Invocation.

ROLL CALL

Chairperson	Matt Mashaw
Vice Chairperson	Joy Eveland
Commissioner	Henry Munoz ABSENT
Commissioner	Hank Gutierrez
Commissioner	Sherry Figdore
Commissioner	David Gunn
Commissioner	Jesse Garcia

STAFF PRESENT
Todd Pryor, Town Manager
Elizabeth Magallanez, Accounts Payable Clerk
Compliance Officer John Britton, Superior P.D.

PUBLIC PRESENT
Joe & Michelle Schaffner
Adrian Walter
Sue Anderson
Pamela Dalton-Rabago
Chris Casillas

CONSENT AGENDA:

Approval of February 7, 2019 Regular Meeting Minutes.
Question was raised by Councilmember Hank Gutierrez asked if he can vote if he wasn't present at the last meeting. Town Manager Pryor advised he could abstain from voting.

Motion to approve the February 7, 2019 Regular Meeting Minutes made by Commissioner Eveland, second by Commissioner Figdore, Commissioner Gutierrez abstains. Motion Carries.

AYES - 5 Chairperson Mashaw, Commissioners: Eveland, Figdore, Gunn, Garcia
NOES - 0
ABSENT - 1 Commissioners: Munoz.

NEW BUSINESS:

Discussion/Possible Approval/Public Hearing of Resolution No. 2019-02. A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL AMEND ARTICLE III, SECTION 3.5 AND ARTICLE XIII, SECTION 13.11 AND SECTION 13.12 OF THE TOWN'S ZONING ORDIANCE.

Questions and discussions regarding Section 3.5 regarding SPECIAL EVENT PERMITS.

Commissioner Gutierrez inquired as to why this was brought up.

Town Manager Pryor read 3.5 clarifying that the recommendations were typed in bold italicized print and were being presented for review.

Commissioner Figdore – Requested attention to the wording in section A. item number ***5. Stands for the sale of jewelry, furs, rugs, and similar home-type products, subject to not more than thirty (30) days per year.*** She suggested to change the word furs to clothing. Regarding item ***B. Events shall be limited to a maximum of five (5) times per calendar year, not to exceed a maximum duration of six (6) days per event.*** Commissioner Figdore asked why there are limits.

Mr. Pryor – stated that vendors that exceeded the limits would be in health code violation for temporary use and require a fixed location.

Commissioner Gutierrez – Stated that the Optimist Club applied for a blanket permit for Second Fridays and would limit their activities.

Mr. Pryor stated a suggestion would be for the Commissioners to strike item B.

Commissioner Figdore – Stated that she agrees to strike item B.

Commissioner Gunn – Asked the question if the P& Z Commission are interpreting Town Code.

Mr. Pryor answered stating no, this commission takes no legal action but is to act as an advisory board.

Questions and discussions regarding Section 13.11 RECREATIONAL VEHICLE PARKING, OUTDOOR STORAGE AND JUNK AUTOMOBILES

Chairman Mashaw read as presented.

Several discussions and questions were presented as this was advertised as a public hearing the Committee and Town Manager allowed several questions/discussions from the audience.

Commissioner Gunn – Questioned how this meeting was posted.

Mr. Pryor explained that it was posted on Facebook, an Ad was placed in the local paper and posted at the Senior Center, Library, Post Office and Town Hall.

Commissioner Gunn stated that if this was not passed now the previous is more restrictive

Various discussions followed and it was agreed that a future work session is in order.

Motion by Commissioner Gunn to have a work session at the next P&Z meeting April 4, 2019 to discuss other solutions on RV parking, Seconded by Commissioner Gutierrez.

Questions and discussion on 13.12.B (DUMPING AND DISPOSAL)

Mr. Pryor stated that this was adding the wording ***hazardous materials*** to prevent such dumping.

MOTION TO APPROVE ORDINANCE 2019-02 WITH THE FOLLOWING RECOMMENDATIONS AND CHANGES – FURS TO CLOTHING IN A ITEM 5 AND STRIKING ITEM B by Commissioner Gutierrez and seconded by Commissioner Eveland

AYES - 6 Chairperson Mashaw, Commissioners: Gutierrez, Figdore, Gunn, Garcia, Eveland
NOES - 0
ABSENT - 1 Commissioners: Munoz.

CALL TO THE PUBLIC

ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Eveland, second by Commissioner Figdore, Motion carries. Meeting Adjourns at 7:40 PM.

AYES - 6 Chairperson Mashaw, Commissioners: Gutierrez, Figdore, Gunn, Garcia, Eveland
NOES - 0
ABSENT - 1 Commissioners: Munoz

MATT MASHAW, P & Z CHAIRPERSON

ATTEST:

ELIZABETH MAGALLANEZ, A/P CLERK

PLANNING AND ZONING COMMITTEE

WORKSESSION MINUTES

Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173
Thursday, April 4, 2019 6:00 P.M.

Superior Planning and Zoning Commission held a Work Session open to the public set forth above.

CALL TO ORDER

Committee Chairperson Matt Mashaw called the Work Session to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

Chairperson Mashaw led everyone present in the Pledge of Allegiance.

INVOCATION

Chairperson Mashaw gave the Invocation.

ROLL CALL

Chairperson	Matt Mashaw	Present
Vice Chairperson	Joy Eveland	Present
Commissioner	Henry Munoz	Present
Commissioner	Hank Gutierrez	Present
Commissioner	Sherry Figdore	Present
Commissioner	David Gunn	Present
Commissioner	Jesse Garcia	Present

STAFF PRESENT

Todd Pryor Manager
Ruby Cervantes Town Clerk

PUBLIC ATTENDANCE

Ken Tuthill
Natalie Babb

NEW BUSINESS

Work Session to discuss other solutions on RV Parking.

Mr. Gunn stated he has called other communities and has no response to see what they do.

Mr. Munoz asked if we could contact other communities and see what they are doing with RV issues.

Mr. Pryor stated he has contacted 5-6 of them. Doesn't have anything productive that came out of this studies. The last draft was the best idea.

A discussion was held on ideas on where to put an RV park. Per Mr. Pryor, it would be an expense to establish an RV park. It would cost about $20,000 to $30,000 to do the plans for an RV Park, plus sewer taps, utilities. Thus far, no one wants to spend that much money. For storage, a 6 foot wall would have to be put around lot. Need a big enough lot to be useful. It's expensive.

Discussion on Annexing land took place. Mr. Pryor commented that in 2-3 months an annexation plan will come to this Committee. You want to annex Commercial. Residential has no value, no revenue stream for the Town.
Discussion on Land Exchanges. We don't have the money, and this does require cash. You need land to do exchange and buy land of equal value.

Ms. Figdore asked if a survey had ever been done to see how many RVs are in Town.

Mr. Ken Tuthill, resident, asked also if there had been a survey to see how many RVs are in Town to see if this deserved this much attention before we acquire land for RV park. He understands we have to plan for the future and that's what zoning is all about.

Per Mr. Pryor, the Ordinance will be approved at the next Council Meeting, April 11, 2019. He again stated the set-back is from the front of the house 20 ft from curb or front line of house. You can park RV behind either one, whatever is lower.
Also discussed was owner can get special permit from P & Z, with cause to stay in RV. It good for 180 days, 6 months. Doesn't say it is renewable.

Mr. Gunn stated that he appreciated this discussion today. We passed the right Ordinance. Thank you for your patience Todd. If Code Enforcement Officer finds any gray areas, he can let us know. Try to enforce code and see if its working

Mr. Guterrez stated once it goes into effect, let's revisit this in 6 months. The CEO can let us know how we are doing with the new code we put into effect.

Mr. Pryor stated we can revisit this in 6 months. He thinks we will be hearing about this a lot sooner. Citizens will get angry enough and let us know. We have to test the Code.
The CEO can only enforce violations he sees, not the violations you can't see. The Basis is generally the Supreme court says you have right to privacy on your personal property and we don't have the right of entry. For a business, we can get search warrant. On personal property all we can do is stand at the street and look into property and if we can see the violation, we can cite it.

Suggestion to put out information brochure. Mr. Pryor let Committee know he has no opinion and can't legally act. Committee has to submit action to Town Council.
Mr. Pryor will pass it on to Mayor Besich if she can address RV Parking in her Superior Sun Mayor's Corner.

G. ADJOURNMENT

A motion to adjourn the Work Session made by Commissioner Gutierrez, second by Commissioner Gunn, Motion Carries. Work Session adjourns at 7:02 PM.

ATTEST:

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Mattew Mashaw, Committee Chairperson Ruby Cervantes, Town Clerk

DRAFT

TOWN OF SUPERIOR NOTICE OF PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION AND THE TOWN COUNCIL

Notice is hereby given that on June 06, 2019, the Planning and Zoning Commission of the Town of Superior, will hold a public hearing to consider a zone change from the Urban Residential (R1-8) Zone District to the Multiple Residence (R-3) Zone District on a 2.71 acres parcel located at 226 S. Smith Road, Superior, Arizona.

Further notice is hereby given that on June 13, 2019, the Town Council will hold a public hearing to consider the Planning and Zoning Commission's recommendation concerning the zone change from the R1-8 Urban Single Residential Zone District to the R-3 Multiple Residence Zone District on a parcel located at 226 S Smith Rd, Superior, Arizona.

The Planning and Zoning Commission will meet at 6:00 p.m., on June 06, 2019, and the Town Council will meet at 7:00 p.m., on June 13, 2019, in the Town Auditorium located at 199 N. Lobb Avenue, Superior, Arizona to act upon these items.

Said public hearings are open to the public, and all persons are invited to attend and will be given full opportunity to be heard. Any person wishing to be heard or wishing to present evidence for or against these items, is hereby notified and directed to either appear at the time and place aforesaid or send written comments to the Town Manager/Town Clerk. All comments must be received by the Town Clerk on or before June 06, 2019, for the Planning and Zoning Commission public hearing, and all comments must be received by the Town Clerk on or before June 13, 2019, for the Town Council public hearing.

Lana Clark
Zoning Administrator for the Town of Superior

cc: Todd Pryor, Town Manager

Ruby Cervantes, Town Clerk

Date: June 06, 2019

To: Planning and Zoning Commission

From: Zoning Administrator

Subject: Resolution No. 2019-03

Recommendation:
Pass and adopt Resolution No. 2019-03; a Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council re-zone property from the Urban Residential (R1-8) Zone District to the Multiple Residential (R-3) Zone District.

Project Analysis:
The purpose of this rezoning is to provide affordable RV park. General Plan designates this property as Medium Density Residential (MDR) which allows twenty (20) dwelling units per acre. However, a General Plan designation, unlike a zoning designation, is not intended to establish a hard line. Instead it is general in nature and can be shifted a reasonable amount. The property in question is located in close proximity to the Public/Institutional (P/I) Land Use Designation, which is compatible with the R-3 Zone District. This R-3 Zone District is to provide for high-density multiple residential development in areas where adequate public facilities and services are available. The purpose of the rezone change is to provide a transition from a single residential zone to more intensive use area. It is further the intent of the Multiple Residential (R-3) Zone District to allow the continuation of previous Town standards, within the newer sections of the community. However, if any of the provisions of the proposed project are not specified in the R-3 Zone District including, but not limited to dimensions, site grading, circulation, design review, lighting, paving, parking, screening, landscaping, or setbacks, the provision of the Town' Zoning Ordinance shall apply.

The property in question is identified as Assessor's Parcel Numbers 105-09-141A, also known as 266 S. Smith Rd., Superior, AZ, and is further described as being the Southside addition to Superior: W-50 ft. of lots 9 and 10 & the South-9.5 ft. The West 50 ft. of lot 8, Block 13 original townsite of Superior per map recorded in Book 2, page 17 of maps in the County recorder of Pinal County, Arizona. The intent is to re-zone these properties from the Urban Residential (R1-8) Zone District to the Multiple Residential (R-3) Zone District.

The procedure for a change of zone is first acted upon by the Planning and Zoning Commission. The Commission will then recommend that Council approve, modify, or deny the application for the change of zone. Final approval of the R-3 Zone District is by Ordinance as approved by the Council. Upon adoption of the R-3 Zone District and the accompanying preliminary development plans, further action by the Council concerning the approval of the R-3 application (final development plan or plat map) is not required unless specifically requested by the Council. If the Council does not specifically request approval of the final development plan, the Town Manager may approve that final plan, subject to the requirements stated in Article VI (Multiple Family Residential Zone District) of the Town's Zoning Ordinance.

Attachment:	**Exhibit**
Resolution No. 2019-03	"A"
Application for Zone Amendment	"B"

RESOLUTION NO. 2019-03

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING THAT THE TOWN COUNCIL RE-ZONE PROPERTY FROM THE URBAN RESIDENTIAL (R1-8) ZONE DISTRICT TO THE MULTIPLE RESIDENTIAL (R-3) ZONE DISTRICT

WHEREAS, the Planning and Zoning Commission has, at its regular meeting held on June 6, 2019, studied and considered Resolution No. 2019-03, a resolution recommending that the Town Council approve a re-zoning of property identified as Assessor's Parcel No. 105-09-141A, located at 226 S. Smith Rd., Superior, AZ, and further identified as being the Southside addition to Superior: W- 50 ft. of lots 9 and 10 & the South-9.5 ft. The West 50 ft. of lot 8, Block 13 original townsite of Superior per map recorded in Book 2, page 17 of maps in the County recorder of Pinal County, Arizona, from the Urban Residential (R1-8) Zone District to the Multiple Residential (R-3) Zone District; and

WHEREAS, the Planning and Zoning Commission has determined that it is in the best interest of the Town to enact this amendment to the Town's Official zoning Map in order to enhance the quality of life and to protect the health, safety and welfare of its citizens; and

WHEREAS, a timely and properly noticed public hearing upon Resolution No. 2019-03 was held by the Planning and Zoning Commission during its public hearing on June 6, 2019, at which hearing evidence, oral and documentary, was admitted on behalf of said amendment.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Zoning Commission of the Town of Superior, in a session assembled on the 6th day of June, 2019, resolved to approve Resolution No. 2019-03, a Resolution of the Planning and Zoning Commission recommending that the Town Council approve an ordinance to re-zone properties located at 226 S Smith Rd. Superior, Arizona, from the R1-8 Zone District to the R-3 Zone District, as well as attached Exhibits 1 through 7 attached to this Resolution as though fully set forth herein.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Planning and Zoning Commission Secretary to the Town Council of the Town of Superior.

PASSED AND ADOPTED THIS 6th DAY OF JUNE, 2019.

_____
Matthew Mashaw, Chairman

CERTIFICATION

I, Ruby Cervantes, hereby certify that the foregoing Resolution No. 2019-03 was passed and adopted by the Planning and Zoning Commission of the Town of Superior at a scheduled meeting held on the 6th day of June, 2019, by the following vote:

EXHIBIT "A"

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Ruby Cervantes, Town Clerk

TOWN OF SUPERIOR
199 N. Lobb Avenue
P.O. Box 218
Superior, AZ 85173
(520) 689-5752

APPLICATION FOR ZONE AMENDMENT

Application No.: 041219-1 Date Received: 4/12/19 Fee: $ 500.00 for Zoning Text Change, $500.00 + $20.00 per ac. Map Change, $1,000.00 deposit plus actual cost for PD Zone.

Receipt No.: 901415 Received by: Debra S Diaz Gonzalez

In order to expedite processing of this request for a Zoning Amendment, and to eliminate unnecessary delays to the applicant, the Zoning Administrator will not accept this application unless all items have been checked off, and this application form has been signed and dated.

In the event errors or omissions are discovered, the application will be deemed incomplete, and will be returned to the applicant for revision.

APPLICATION IS HEREBY MADE TO THE ZONING ADMINISTRATOR THAT:

Property Owner: (Attach sheet if more than one property owner.)

Name: Harry L & Helen E Smith Family Trust
Phone No.: 602-689-1104
Address: 226 S Smith Dr
Cell No.:
City: Superior AZ
State: AZ Zip: 85173

Applicant: (Attach sheet if more than one applicant.)

Name: Dan Ketron
Phone No.: 602-689-1104
Address: 226 S. Smith Dr.
Cell No.:
City: Superior A
State: AZ Zip: 85173

BE GRANTED A ZONE CHANGE ON PROPERTY LOCATED AT:

Property Address or Location: 226 S. Smith Dr.

Assessor's Parcel Number(s): 105-09-141A

Legal Description of Property(s): Tract in the SW of lot 20 in Sec 3-2S-12E Beg 225 ft E of the SW CR of the SE SW 2.71 AC

General Plan Land Use Designation: _____

Existing Zone District: R1-8

Proposed Zoning District: R-3

☐ Copy of map or plot of the proposed zone amendment.

ZONING ADMINISTRATOR REVIEW OF EACH ZONE AMENDMENT APPLICATION WILL INVOLVE CONSIDERATION OF THE FOLLOWING FACTORS:

1. The zone change application is consistent with the Town's General Plan.
2. The proposed zone change is consistent with the general nature of the surrounding area.

Upon review of the recommendations of the Planning and Zoning Commission, the Town Council will consider all aspects of the zone amendment request before making a determination to approve, conditionally approve, or deny the request. The ruling of the Town Council will be final unless appealed to the Board of Adjustment in accordance with Section 2.4 of the Town's Zoning Ordinance.

APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION AND INCORPORATION OF THE ABOVE-MENTIONED ITEMS INTO THIS ZONE AMENDMENT APPLICATION.

I certify that I am the record owner or authorized agent, and that the information filed is true and correct to the best of my knowledge.

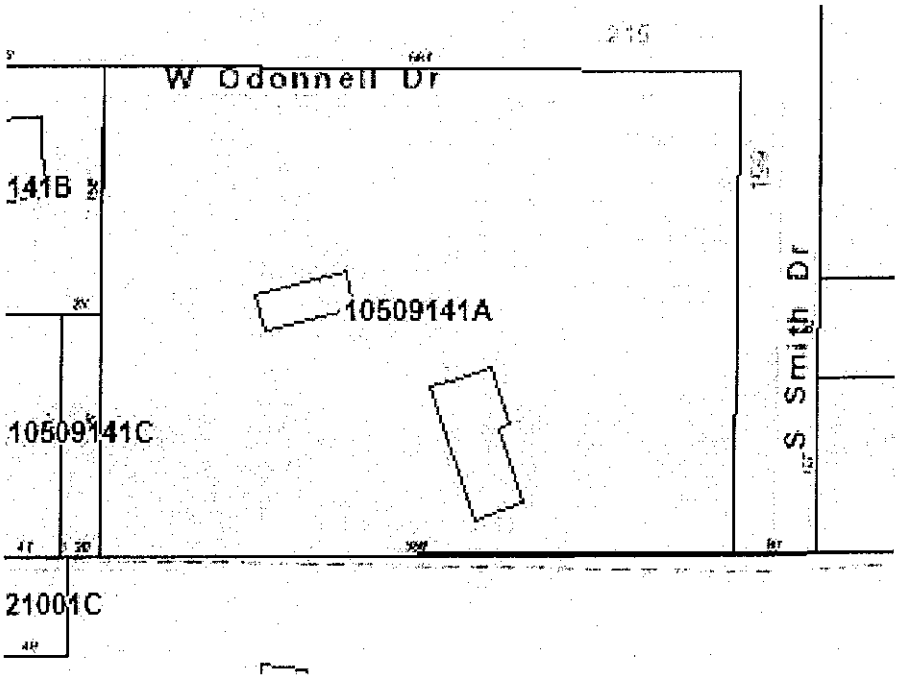
C Vernon
Applicant's Signature

4/12/19
Date

C Vernon
Owner's Signature

4/12/19
Date

Parcel Maps 226 S Smith Rd, Superior, AZ 85173



Chapter 2.135
PARK MODEL (PM) AND RECREATIONAL VEHICLE (RV) PARK ZONE

Sections:

2.135.010 Uses permitted.

2.135.020 Plan approval required.

2.135.030 Streets.

2.135.040 Overall park development standards.

2.135.050 Space development standards.

2.135.010 Uses permitted.

A. Park model (PM) and recreational vehicle (RV) park.

B. Model complex with sales office as detailed on the submitted site plan and approved by the planning and development department.

C. Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject park.

D. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.

E. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC. [Ord. PZ-C-005-12 § 2; Ord. 61862 § 2075C].

2.135.020 Plan approval required.

Prior to issuance of permits for construction or development of the PM/RV park, at least four copies of the park development plans shall be submitted to the planning and development department as required by Chapter 2.200 PCDSC and shall include the following:

A. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract.

B. All PM/RV park spaces on the plan shall be clearly numbered for proper identification.

C. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality. [Ord. PZ-C-005-12 § 3; Ord. 61862 § 2076C].

2.135.030 Streets.

All streets within the PM/RV park shall be private. Installation and maintenance will be responsibility of the park owner. [Ord. PZ-C-005-12 § 4; Ord. 61862 § 2077C].

2.135.040 Overall park development standards.

A. The site of the park model and recreational vehicle park shall be not less than 10 acres inclusive of rights-of-way, easements or dedications.

B. The PM/RV park shall be screened from adjoining lots or parcels, not in PM/RV park use, by a solid fence or wall of not less than six feet in height. Fence or wall shall be constructed within six months from date of approval of the PM/RV park plans.

C. Height: maximum height of any structure shall be 30 feet.

D. Minimum front setback: 15 feet (main building and park perimeter setback).

E. Minimum side setback: 10 feet (main building and park perimeter setback).

F. Minimum rear setback: 10 feet (main building and park perimeter setback).

G. Detached Accessory Structures.

1. Maximum height: 30 feet.

2. Minimum distance to front lot line: 15 feet.

3. Minimum distance to side lot line: four feet.

4. Minimum distance to rear lot line: four feet. [Ord. PZ-C-005-12 § 5; Ord. 61862 §§ 2078C – 2081C].

2.135.050 Space development standards.

A. The minimum setback distance of park models and recreational vehicles from a space boundary shall be as follows:

1. Front setback: five feet;

2. Rear setback: five feet;

3. Side setback: five feet;

except approved and permitted awnings on the entry side may be three feet.

B. Each recreational vehicle space shall have an area of not less than 1,500 square feet and a width of not less than 30 feet.

C. After December 30, 1992, each park model space shall have an area of not less than 2,000 square feet and a width of 40 feet in all new parks or additions to existing parks.

D. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational vehicle's entry side and five feet on the nonentry side. (See Figure A.)

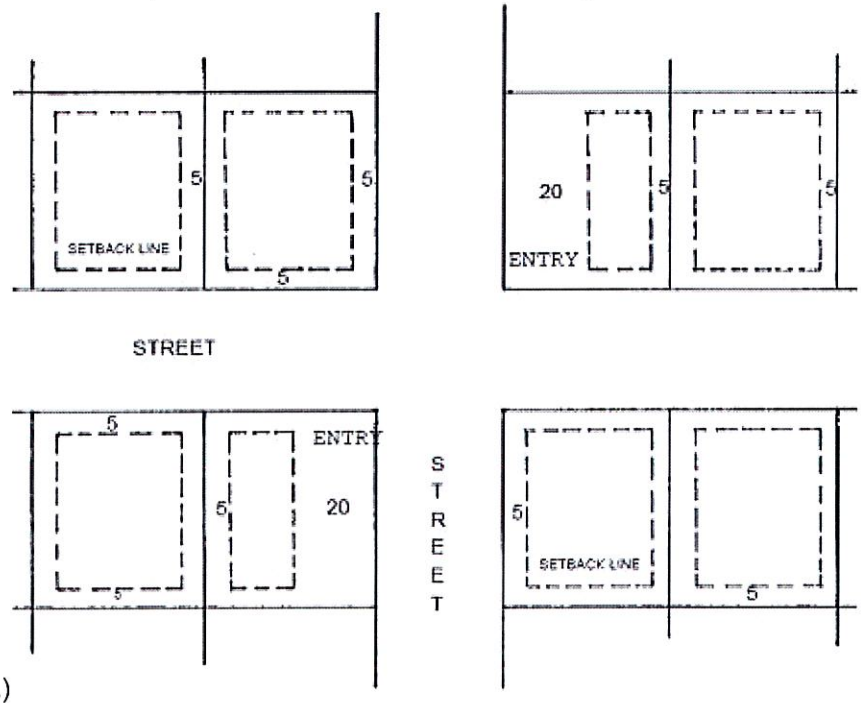


Figure A

TYPICA LAYOT FOR RV PARKIN LOT

E. Detached/Attached Accessory Structures.

1. Maximum height: 20 feet.

2. Minimum distance to front space line: five feet.

3. Minimum distance to side space line: five feet.

4. Minimum distance to rear space line: five feet.

5. Any park model or recreational vehicle awning shall require a building permit and be constructed in compliance with adopted Pinal County building codes.

F. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length. [Ord. PZ-C-005-12 § 6].