

**EFFECTIVE DATE:** November 17, 2021

**POLICY NAME:** Substantive Policy for Park Model Recreational Vehicles

**POLICY NO:** PZ-2021-002; supersedes PZ-2015-002

**PURPOSE:** To clarify the intent of Zoning Ordinance Section 3.4.C.4, Accessory Dwellings, for the use Park Models for as an Accessory Dwelling, and use as temporary and permanent dwellings.

**BACKGROUND:**

The 2019 update to the Coconino County Zoning Ordinance addressed the use of Park Models for temporary, permanent, and accessory dwellings. While Park Models are defined in the Zoning Ordinance as recreational vehicles, the appearance of Park Models is more in line with permanently sited buildings such as manufactured homes, and due to their affordability, the County intended to update the Zoning Ordinance and provide more flexibility for the siting of Park Models than was provided for with traditional recreational vehicles. The purpose of this policy is to clarify how the manufacturing method determines where Park Models can be sited, in particular regarding their use as an Accessory Dwelling.

**POLICY:**

Definition: The Zoning Ordinance defines a Park Model as follows:

PARK MODEL shall mean a Recreational Vehicle built to either Recreational Vehicle Industry Association or American National Standards Institute (ANSI) standard, typically 12 feet in width that is built on a single chassis, mounted on wheels, designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than 320 square feet and not more than 400 square feet, except that it does not include fifth wheel trailers.

Use as an Accessory Dwelling: Section 3.4.C.4, Accessory Dwellings, contains this provision for Park Models:

Single Family Dwellings, Modular, **Manufactured Homes** (including **Park Models** or **Tiny Homes** built to modular or manufactured building code) may be used as an Accessory Dwelling in zones where those are allowed as primary **Dwelling Units**. Travel Trailers, **Recreational Vehicles**, and **Mobile Homes** are prohibited Accessory Dwellings.

Due to ambiguity in the phrase “including **Park Models** or **Tiny Homes** built to modular or manufactured building code”, this policy statement clarifies that that phrase was intended to mean that a Park Model constructed as a recreational vehicle (to either ANSI or Recreational Vehicle Industry Association standard) is prohibited as an Accessory Dwelling. However, a Park Model may be used as an Accessory Dwelling unit when constructed to IRC or HUD standards, in which case they are then considered to be either a Tiny House or a Manufactured Home, respectively.

Temporary Use: Park Models are Recreational Vehicles and may be permitted the same as an RV with a Temporary Use Permit, per Zoning Ordinance Section 3.2.

Permanent Use: Park Models that are constructed as a Recreational Vehicle are allowed to be used as a permanent residence and placed permanently in the G and MHP zones with an Administrative Permit, subject to Section 3.17 of the Zoning Ordinance, and in the AR zone with a Conditional Use Permit.

Note: Capital letters indicate a term defined in the Zoning Ordinance.

**ACCESS TO THE POLICY:**

This substantive policy statement is available for inspection at the Community Development office or on the Coconino County website: <https://www.coconino.az.gov/2208/Zoning-Ordinance>.

**APPROVED BY:**

  
\_\_\_\_\_  
Jay Christelman  
Coconino County Community Development Director

11.18.21

\_\_\_\_\_  
Date