

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, AMENDING CHAPTER 14 OF THE PEORIA CITY CODE (1992) BY AMENDING SECTION 14-109 PERTAINING TO PARKING; DEFINITIONS; SECTION 14-110 PERTAINING TO PARKING; RECREATIONAL VEHICLES; UTILITY TRAILERS; PRIVATE PROPERTY PARKING; SECTION 14-111 PERTAINING TO PARKING; RECREATIONAL VEHICLES; UTILITY TRAILERS; SCREENING; SECTION 14-112 PERTAINING TO RECREATIONAL VEHICLES AND UTILITY TRAILERS; WAIVERS; AND PROVIDING FOR SEVERABILITY, CLERICAL CORRECTIONS, AND FOR AN EFFECTIVE DATE.

WHEREAS, staff proposed changes to sections of the City Code related to motor vehicles and traffic to update the code and to reflect current practice;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona as follows:

SECTION 1. The foregoing recitals are incorporated by reference as though fully set forth herein.

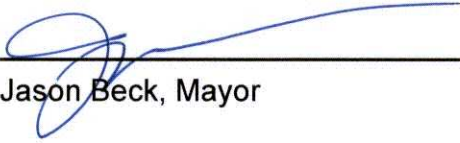
SECTION 2. Chapter 14 of the Peoria City Code (1992) shall be amended to read as indicated in **Exhibit A** of this Ordinance.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Clerical Corrections. The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this Ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the City Code.

SECTION 5. Effective Date. This Ordinance shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 4th day of March, 2025.



Jason Beck, Mayor

03/04/2025

Date Signed

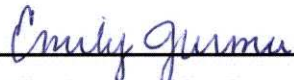
ATTEST:



Agnes Goodwine, City Clerk



APPROVED AS TO FORM:



Emily Jurmu, City Attorney

Published in: Peoria Times

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Effective Date: April 4, 2025

Exhibit A
City Code Amendment
Amendment for Adoption to the Peoria City Code, Chapter 14

HOW TO READ THIS DOCUMENT

Applicable Sections of the City Code are denoted by **bold text** for ease of readability during the drafting process.

Unless otherwise stated, provisions that are being deleted are shown in bold red strikethrough text, like this: ~~Provisions that are being deleted are shown with a bold red strikethrough text.~~ Graphics containing red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: Provisions that are being added are shown in double-underlined bold blue text. Graphics containing a double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the Code identified shall be made. When regulations, graphics or other text are omitted or are shown unchanged in adjoining sections or subsections of the Code, it shall remain unchanged.

Section 1. Amend Chapter 14 – Motor Vehicles and Traffic, Section 14-109 – Parking; definitions, which shall read as follows:

Sec. 14-109. Parking; definitions.

(a) In this chapter:

(1) "Hobby ~~Vehicle~~vehicle" means a vehicle with or without motive power, other than a pole trailer and ~~semi-trailer~~semi-trailer, designed for recreational, leisure or transporting property, including but not limited to vehicles designed for off-road use.

(2) "Recreational vehicle" means a vehicular type unit ~~as defined in~~that is:

a. ~~A.R.S. § 41-2142.30 specifically~~ portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls that fold for towing by another vehicle and unfold for camping.

b. A motor home designed to provide temporary living quarters for recreational, camping or travel use, ~~watercraft~~ and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

44 c. A park trailer built on a single chassis, mounted on wheels and designed to
45 be connected to utilities necessary for operation of installed fixtures and
46 appliances, except that it does not include fifth wheel trailers.

47
48 d. A travel trailer mounted on wheels, designed to provide temporary living
49 quarters for recreational, camping or travel use, of a size or weight that may or
50 may not require special highway movement permits when towed by a
51 motorized vehicle. This subdivision includes fifth wheel trailers.

52
53 e. A portable truck camper constructed to provide temporary living quarters for
54 recreational, travel or camping use and consisting of a roof, floor and sides
55 designed to be loaded onto and unloaded from the bed of a pickup truck now.

56
57 f. Watercraft and trailers used to haul watercraft, horse trailers and similar
58 recreation equipment.

59
60 (3) "Street" means the entire width between the boundary lines of every way, including
61 the improved and unimproved shoulder or berm thereto.

62
63 (4) "Utility trailer" means a vehicle with or without motive power, other than a pole
64 trailer and ~~semi-trailer~~semi-trailer, designed for carrying property and for being drawn
65 by a motor vehicle.

66
67 State law reference(s)—~~Building Safety; definitions~~State Government; Housing; Office of Manufactured
68 Housing; Definitions, A.R.S. § 41-~~2142.30~~4001(33).

69
70 Section 2. Amend Chapter 14 Motor Vehicles and Traffic, Section 14-110 – Parking; recreational
71 vehicles; utility trailers; private property parking, which shall read as follows:

72
73 **Sec. 14-110. Parking; recreational vehicles; utility trailers; private property parking.**

74
75 (a) Recreational vehicles and ~~Utility~~utility trailers, as defined in section 14-109 above, shall be
76 allowed to be parked within the garage or carport in ~~the~~ single-family residential zoning districts
77 or within a side or rear yard when located within a single-family residential zoning district and
78 appropriately screened in accordance with the provisions of the zoning ordinance and section 14-
79 111 of this code.

80
81 (b) Recreational vehicles located on properties zoned for single-family residential uses may not
82 be utilized for living purposes by any person.

83
84 (c) Properties located within a single-family residential zoning district and used primarily for
85 commercial agricultural purposes and boats anchored or docked on water shall be exempt from
86 the regulations contained in sections 14-110 through 14-111 of this code.

87
88 (d) ~~Recreational~~A recreational vehicle or utility trailer used for a non-commercial purpose
89 located on any property zoned for single-family residential uses shall not remain parked in
90 public view for a period of more than twenty-four (24) consecutive hours within any fourteen
91 (14) consecutive day period, without first obtaining a temporary parking permit. After

92 obtaining a temporary parking permit, recreational vehicles and Utilityutility trailers used for a
93 non-commercial purpose ~~and~~ located on ~~properties~~any property zoned for single-family
94 residential uses may be parked in public view for a period of ~~twenty-four consecutive hours~~no
95 more than seventy-two (72) consecutive hours. No more than one (1) temporary parking permit
96 may be issued for the same property within any fourteen (14) consecutive day period. No more
97 than four (4) temporary parking permits may be issued for one (1) property per calendar year.
98

99 (e) Utility trailers used for a commercial purpose shall not be parked in the front yard or upon
100 any public right-of-way, street, alley or easement between the hours of 6:00 p.m. and 8:00 a.m.
101 Notwithstanding the foregoing, such utility trailers that are the property of the state, a political
102 subdivision of ~~this~~the state, the City, a public service corporation regulated by the Arizona
103 Corporation Commission or a telecommunications corporation may be parked upon a public right-
104 of-way, street, alley or easement for the purposes of street and utility repair.
105

106 (f) There shall be no limit on the number of ~~Recreational~~recreational vehicles or Utilityutility
107 trailers lawfully permitted on any parcel of land and where not otherwise prohibited.
108

109 (g) The regulations contained within this Chapter are not intended to supersede any lawfully
110 established covenants, conditions and restrictions relating to the parking of
111 ~~Recreational~~recreational vehicles and Utilityutility trailers nor shall the granting of any special
112 permit supersede any lawfully established covenants, conditions and restrictions applicable to the
113 subject property.
114

115 (h) For purposes of sections 14-107 through 14-113 of this code, the terms:

116 (1) "Park, parked, parking" shall include attaching a utility trailer or other trailer to a
117 motor vehicle for the purpose of towing.
118

119 (2) "Single family residential zoning district" shall include all residential zoning districts
120 that currently permit or have previously permitted single-family or two-family residential
121 dwelling units.
122

123
124 Section 3. Amend Chapter 21 – Motor Vehicles and Traffic, Section 14-111 – Parking; recreational
125 vehicles; utility trailers; screening, which shall read as follows:
126

127 **Sec. 14-111. Parking; recreational vehicles; utility trailers; screening.**
128

129 (a) All ~~Recreational~~recreational vehicles and Utilityutility trailers parked within a side or rear
130 yard shall be screened by a minimum six (6) foot high solid block wall, wood fence or gate. All
131 screen walls, fences or gates shall be erected and maintained in conformance with the provisions
132 of the zoning ordinance.
133

134 (b) Recreational vehicles and Utilityutility trailers located on parcels or lots zoned for lot sizes in
135 excess of thirty-five thousand (35,000) square feet shall be exempt from the screening
136 requirements set forth in this section.
137
138

139 Section 4. Amend Chapter 14 – Motor Vehicles and Traffic, Section 14-112 – Recreational vehicles
140 and utility trailers; waivers, which shall read as follows:
141

142 **Sec. 14-112. Recreational vehicles and utility trailers; waivers.**
143

144 (a) ~~Single-family~~Single-family or ~~two-family~~two-family residential property owners with
145 ~~Recreational~~recreational vehicles or ~~Utility~~utility trailers on lots zoned RM-1 as of March 1, 1998,
146 where the ~~Recreational~~recreational vehicle storage or ~~Utility~~utility trailer storage does not
147 conform to the provisions of chapter, may submit to the City, an application supplied by the city
148 prior to July 17, 1998 to register the nonconforming ~~Recreational~~recreational vehicle or
149 ~~Utility~~utility trailer. The City will inspect the ~~Recreational~~recreational vehicle or ~~Utility~~utility
150 trailer and its storage location on the property for which registration is sought and issue a special
151 permit as an exception to the requirements of this code section, if the storage area meets the
152 public safety codes and requirements of the City.
153

154 (b) Upon issuance of a special permit, the permit shall be recorded with Maricopa County and
155 shall note that the permit only applies to the current real property owner and any future owner(s)
156 shall comply with the provisions of this chapter. The issuance of a special permit shall apply to all
157 new ~~Recreational~~recreational vehicles or ~~Utility~~utility trailers acquired by the permitted real
158 property owner/applicant only upon reapplication and re-approval by the city and upon
159 recordation with Maricopa County. All new ~~Recreational~~recreational vehicle and ~~Utility~~utility
160 trailer parking locations shall meet the public safety codes of the City.
161

162 (c) All ~~Recreational~~recreational vehicles and/or utility trailers for which a special permit is
163 approved must have a current registration and must be kept in good repair.