

## ZONING INTERPRETATION RECORD

Subject of Interpretation:

Commercial activities permitted within vehicle parks

Zoning Ordinance Section Number:

11-17-3(A)5 (Pre 2011 Zoning Ordinance)

*Note: This interpretation is superseded by Section 11-34-2, subsections A.9 and B.10 regarding Accessory Retail Activities in RV and Manufactured Home Parks*

Title of Section:

Permitted Uses in Recreational Vehicle Parks and Subdivisions

Cause for Interpretation:

To determine if a "country store" is permitted within Mesa Regal vehicle park.

Interpretation:

"Country stores" and similar quasi-commercial activities have been an on-going activity at the applicant's RV park and others for several years. Although these activities are not explicitly authorized by the Mesa Zoning Ordinance, Sec 11-17-3(A)5 does permit: "Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction."

"Country store" activities may continue provided these activities are conducted within all of the following guidelines and limitations:

- 1) The number of such sales events is limited to no more than one a month; and
- 2) Signs, banners or other advertising displays may not be used to attract non-residents to the sales event held within the RV park. A-frame signs or other temporary signage may not be placed at locations that may be visible from a public street or a location outside of the RV park. Temporary signage may be used only from locations within the confines of the RV park itself that would not be visible to the general public; and
- 3) The sales event is held entirely within the designated recreation and social center, and is not conducted on land set aside for recreation center or visitor parking; and
- 4) All requirements for emergency access and exiting are met and followed; and
- 5) All vendors participating in the event have active privilege transaction licenses for the City of Mesa, and continue to pay all applicable local and state sales taxes.