

Recreational Vehicle and Trailer Parking

Overview

Current Code Issues

- UDO vs. Municipal
- Interpretations Differences

Implementation Challenges

- Citizen Disputes
- Administrative Issues

Proposed Solution



Current Code Issues

Recreational Vehicles and Trailers (RV's) regulated in UDO and not Property Maintenance

Unified Development Ordinance (Zoning)	Property Maintenance Code
Application based on Pre-Existing Conditions	Uniform Code Application
Condition Changes over Time	Same Rules for Each Property
Research / Proof on Individual Situations	Compliance Check to Code



Current Code Issues

Currently not enforcing three sections

- Multiple definitions of an RV
- Difficult to follow
- Conflicting Sections
- Multiple scenarios in narrative form

Restrictive in older parts of the community

- Pro-active code enforcement observing
- Not currently citing

Definition Issues

Sections of 8.660.1 Not Enforced:

- No more than two recreational vehicles shall be parked outdoors on lots zoned AG, RDR, RLL, R-1, RP-1 or RP-2. Of the two allowed recreational vehicles, no more than one may be a large recreational vehicle as defined in this section.
- Reasoning: Disputes on what an RV and if a trailer counts towards the total. Definitions are not clear enough. Some RV's are licensed as trailers by the State.



Confusion Issues

Sec. 8.660.6. Parking shall be limited to driveways in front of three-car garages, pads adjacent and connected to the driveway or in the case of rear yard parking/storage, such pad shall be permanently connected to the driveway with an asphaltic concrete or Portland cement concrete drive, except as otherwise provided in this division.

- Reasoning: Confusion from citizens and NHS Officers, multiple ways to interpret, and conflicts with the next section (8.660.7).



Conflicting Issues

Sec. 8.660.7. Parking on a residential driveway is prohibited except for corner lots where a separate driveway is provided off the street on the other street frontage which does not interfere with the residential parking of passenger vehicles.

- Reasoning: Conflicts with the previous section and multiple options possible that are difficult to understand.



Proposed Solution

Part 1: Move RV Parking from UDO into Property Maintenance

- Simplifies administration
- Unifies code application across the city
- Allows permitted exceptions and zoning restrictions

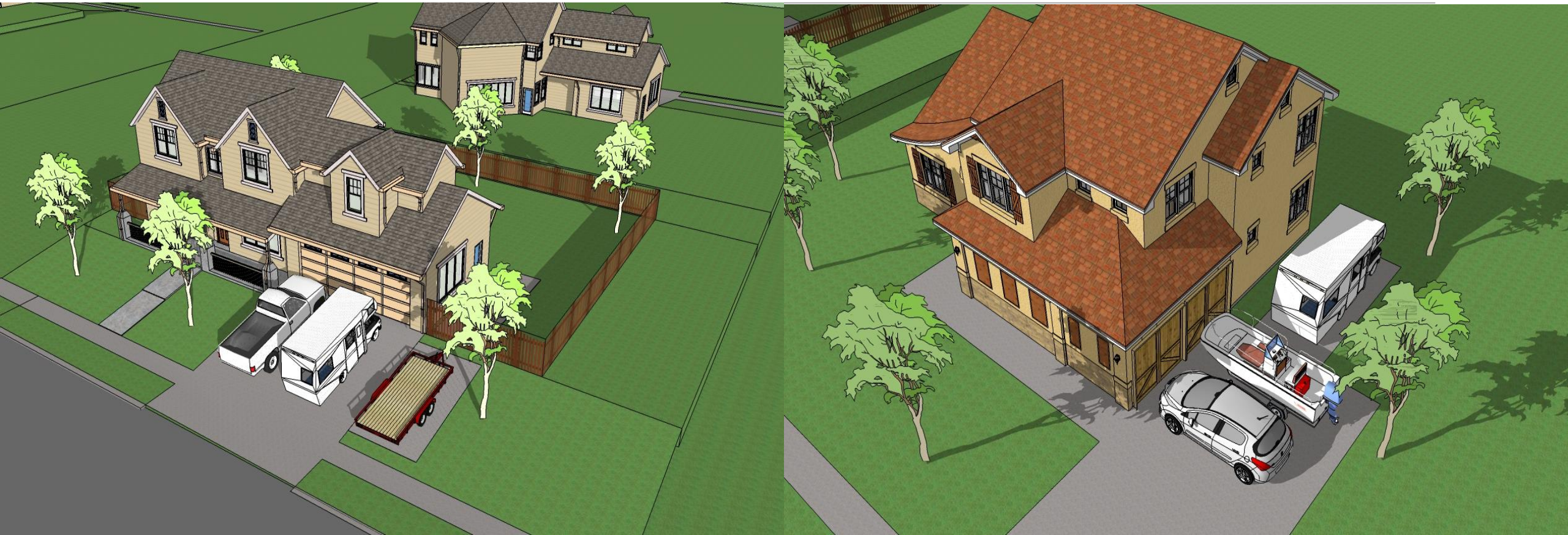
Part 2: Improve the Code for Clarity

- Clear definitions to follow
- Clearly defines quantities of RV's
- Eases restrictions for on-site use
- Eases restrictions in older areas
- Easy to follow table

Reference Table

Parking or Storage Configuration	Boats, Personal Water Crafts, All Terrain Vehicles, and Associated Trailer	<u>20 Feet or Less in Length:</u> Recreational Vehicle / Travel Trailer / Toy Hauler / Utility Trailer (Open or Enclosed)	<u>Greater than 20 Feet in Length:</u> Recreational Vehicle / Travel Trailer / Toy Hauler / Utility Trailer (Open or Enclosed)
Single Drive	Not Permitted	Not Permitted	Not Permitted
Single Drive with Accessory Pad	Permitted	Permitted	Permitted on Accessory Pad Only
Two Car Drive	Permitted	Permitted	Not Permitted
Two Car Drive with Accessory Pad	Permitted	Permitted	Permitted on Accessory Pad Only
Three Car Drive or Greater	Permitted	Permitted	Not Permitted
Three Car Drive or Greater with Accessory Pad	Permitted	Permitted	Permitted on Accessory Pad Only
Separate Drive on Corner Lot	Permitted	Permitted	Permitted

Examples of Acceptability



Two Car Garage with Pads

Examples of Acceptability



Two Car Garage with Side Yard Pad



Three Car Garage with two RV's