

Legislation Text

File #: 2018-1845, **Version:** 1

PUBLIC HEARING - Appl. #PL2018-014 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #66 - Article 12 Parking, amendment to clarify and move standards for storage and parking of RVs, boats, and utility trailers from Article 12 of the UDO to Chapter 16 of the Lee's Summit Code of Ordinances; City of Lee's Summit, applicant.

Issue/Request:

At the request of the Community and Economic Development Committee (CEDC), staff has prepared amendments to both the UDO and the Property Maintenance Code (Chapter 16 of the City Code) to simplify and clarify regulations for the parking and storage of RVs and trailers. Below is a brief history of how these standards have changed over time.

Timeline of RV and Utility Trailer Parking Regulations

- 1962- Parking of RVs was allowed in residential zones.
- 2001- Storage limited to pads adjacent and connected to driveways. Not allowed on driveways unless the subject property is a separate driveway on a corner lot
- 2005- Parking and/or storage of RVs in AG, RDR, R-1, RP-1 and RP-2 and defined storage as "uninterrupted parking for a period of 72 hours".
- 2010-
 - Defined RVs to include motor homes, camping/travel trailers, all-terrain vehicles, boats and jet skis
 - Small RVs 20 feet and under
 - Large RVs over 20 feet
 - No more than two RVs parked or stored
 - May only have 1 large RV maximum
 - RV shall not be used for on-site dwelling purposes for more than 7 days and not permanently connected (water, sewer, etc)
 - Shall not extend over lot line, sidewalk or ROW and not obstruct 25' vision clearance triangle
 - Storage limited to driveways in front of 3-car garages or pads adjacent and connected, or corner lots with separate drive
 - RVs- 10 feet separation from nearest adjacent structure
 - **Enclosed/unenclosed hauling/utility trailers stored in garage unless approved by PDP or**

SUP

Over the last year staff met with the CEDC on the following dates:

- January 11, 2017
- October 11, 2017
- December 13, 2017
- January 10, 2018

These meetings started with a discussion of guiding principles for writing of legislation. Staff's intent was to find a reasonable set of standards so neighborhoods without HOAs could expect minimum protections related to RV and trailer parking. It was decided early in the process that these standards should be located in the Property Maintenance Code. Neighborhood Services investigates reports of improperly parked vehicles, and the property maintenance code is where the enforceable actions related to property appearance and upkeep are located. In general, the UDO amendment is comprised of deletions because the bulk of the new regulation will move to the property maintenance code. Both proposed amendments are attached to this report.

Recommendation: Staff recommends **APPROVAL** of UDO Amendment #66 as presented in the staff letter dated February 9, 2018.