



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A review of Zoning Code regulations relating to recreational vehicles

MEETING DATE: February 22, 2012

PREPARED BY: Shane Diller, Code Enforcement Manager

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RECOMMENDED ACTION:

Receive staff presentation concerning sections of Elk Grove Municipal Code Title 23 related to recreational vehicles and provide direction.

BACKGROUND INFORMATION:

A recent amendment to Elk Grove Municipal Code Title 23 added a definition to Section 23.100.020(R)(3) regarding 'Recreational Vehicles'. This amendment defined recreational vehicles as:

“...any motor home, travel trailer, truck camper, camper trailer, boat, all terrain vehicle (ATV), personal watercraft, or similar vehicle.”

Elk Grove Municipal Code Section 23.58.040(C)(3) establishes allowances and prohibitions for where recreational vehicles can be parked. The purpose of the amendment was to fill an existing gap in the Municipal Code as it did not include a definition for Recreational Vehicles. This lack of definition, in turn, caused problems for the City's Code Enforcement units responding to complaints about large parked vehicles. Prior to the 2011 amendment adding the above definition, Code Enforcement enforced the parking section with a common definition of recreational vehicles being motor homes or travel trailers. The new definition of Recreational Vehicle, which is based on the same from the California Vehicle Code, provides

Code Enforcement better guidance when investigating large vehicle parking complaints. One consequence of the new definition, however, is that the range of vehicles enforced by the Code Enforcement unit is now greater than what were previously enforced (see discussion below).

In response to communications Council has received from citizens, Code Enforcement is providing background on the subject as well as information about our enforcement statistics and a survey of what regulations nearby jurisdictions have in place.

PARKING REGULATION HISTORY

Upon incorporation, the City of Elk Grove adopted Sacramento County zoning regulations. Those regulations did not include boats in the definition of recreational vehicle. Sacramento County's Code does not prohibit boat and recreational vehicle parking in setbacks, provided that the boat or recreational vehicle is in good working order.

In 2006, the City of Elk Grove adopted Title 23 of the Elk Grove Municipal Code, establishing zoning regulations specific to the needs of the City of Elk Grove. In that document, parking regulations were established that allowed for recreational vehicles to be parked on the street for up to 72 hours and prohibited them from being parked in front yard setbacks (driveways and lawns) and in street side yard setbacks (area at the side of a home that runs along a street).

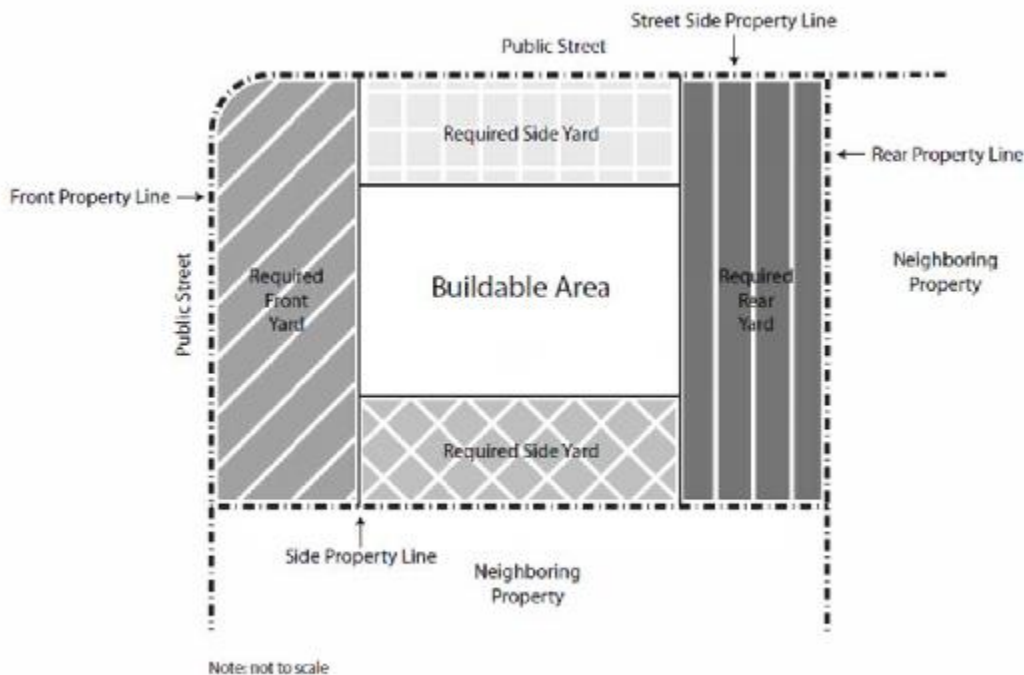
The 2006 code did not include a specific definition of recreational vehicle. Code Enforcement erred to the conservative interpretation that this section only applied to traditional recreational vehicles (e.g. motor homes and travel trailers).

Code Enforcement received a handful of complaints each year regarding boats being parked in driveways. When those complaints were received, we would inform the reporting party that unless the trailer the boat rested on was inoperable (triggering enforcement of our inoperable vehicle ordinance) or presented some form of visual blight, the boat was legal to be parked and stored in the driveway.

In June 2011, an amendment to Title 23 added other vehicles used for recreation to a specific definition of recreational vehicle. Since the added definition has taken affect, Code Enforcement has began to enforce the

prohibition against boats, watercraft and all terrain vehicles being parked in street side yard setbacks and front yard setbacks. This enforcement has frustrated some citizens that had stored their boats, etc. in driveways and alongside homes before the change.

For illustration below is a diagram from Title 23 showing the different yard areas mentioned in the set back requirements:



ENFORCEMENT STATISTICS

Since October of 2009, Code Enforcement has enforced 110 violations of the recreational vehicle parking regulations. 35, or about 1/3 of those violations have been reported and enforced since the definition expanded to include vehicles besides motor homes and travel trailers in June of this year.

Code Enforcement currently has 13 open cases pending for violations of recreational vehicle parking.

REGIONAL SURVEY

Staff has reviewed surrounding jurisdictions in an effort to compare Elk Grove's definitions and standards. This survey finds that two of the eight

jurisdictions (the City of Sacramento and the City of West Sacramento) have similar restrictions to the City for recreational vehicle parking in setbacks. Most jurisdictions do have operability standards and standards for keeping the vehicles in a clean and presentable condition. Of the eight jurisdictions surveyed, six jurisdictions included boats in their definition of recreational vehicle or applied the recreational vehicle parking requirements to boats. The chart below illustrates our findings:

Jurisdiction	Definition	Regulation
Roseville	Built on a single chassis; Four hundred square feet or less; self-propelled or permanently towable and designed as temporary living quarters for recreational, camping, travel, or seasonal use	No Setback requirements May only be parked on the street for less than 72 hours not more than twice in a 14 day period.
West Sacramento	Recreational Vehicle means a vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. Includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, and all-terrain vehicles.	Recreational vehicles may be parked on private property subject to the following standards: A. The recreation vehicle shall have a current and valid registration displayed. B. If property built before August 23, 1984 must be parked at least five feet from the sidewalk, street right-of-way or property line, whichever is farther. C. If property built after August 23, 1984 may not be parked in a required setback adjacent to a public street. D. The parking space provided for the parking of the recreational vehicle shall not exceed ten feet by thirty-five feet in dimension. G. No more than eight hundred square feet of paved or improved surfaces shall be used for the storage of recreation vehicles on any residential lot.

Jurisdiction	Definition	Regulation
Rocklin	<p>"Recreational vehicle" includes, any of the following: (1) camp trailer, (2) fifth-wheel travel trailer , (3) house car (4) trailer coach, (5) mobilehome, (6) boat, watercraft, and/or a trailer for a boat or watercraft; (7) trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle;</p>	<p>May be parked in setbacks for up to 9 days in a 30 day period with proof of contract with a storage facility for regular storage of the recreational vehicle.</p>
Folsom	<p>No definition</p>	<p>No setback regulations</p> <p>If parked on street must be immediately drivable and parked for less than 72 hours.</p>
Citrus Heights	<p>A motor home, travel trailer, truck camper, or camping trailer, with or without motor power, originally designed for human habitation for recreational, emergency, or other occupancy, which is built on a single chassis, and is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.</p>	<p>Allowed to be parked in front and street side yards if operable, on paved driveways leading directly from permitted curb cuts and contained entirely on the private property.</p> <p>This allowances applies to boats as well</p>
Rancho Cordova	<p>An enclosed piece of equipment dually used both as a vehicle, a temporary travel home, and travel trailers.</p>	<p>Recreational vehicles need current registration, in operable condition and parked on an approved parking surface.</p> <p>Permits boats parking on driveway as long as they are operable.</p>
Sacramento County	<p>A camp car, motor home, travel trailer or tent trailer designed for human habitation</p>	<p>Allows boat and RV parking as long as they operable and do not encroach onto the sidewalk.</p> <p>Not permitted on corner lots due to visibility standards.</p>

Jurisdiction	Definition	Regulation
<p>City of Sacramento</p>	<p>(1) Travel Trailer: Vehicular portable structure built as a temporary dwelling for travel, recreational and vacation uses (2) Camper: A structure designed to be mounted upon a motor vehicle and with sufficient facilities (3) Motorized Home: Portable dwelling designed and constructed as an integral part of a self-propelled vehicle. (4) Full Tent Trailer: Canvas folding structure mounted on wheels and designed for travel and vacation use. (5) Boats and Boat Trailers: Includes boats, floats and rafts.</p>	<p>Does not allow boats and RV parking in front yard setbacks. Permitted only on an extended driveway at last 44 feet from sidewalk.</p>

FISCAL IMPACT:

There are no fiscal impacts to this item at this time. Should the need for changes to Elk Grove Municipal Code Title 23 result from this discussion, however, costs will be incurred in the area of staff and contractor time to draft and see new amendments through to adoption. Any suggested revisions must first go to the Planning Commission for a recommendation to the Council.

ATTACHMENTS:

None.