

CITY COUNCIL REPORT  
Public

DATE: May 22, 2015

TO: Mayor and Councilmembers

FROM: Mark Landsiedel, Dan Folke AICP, Roger E. Eastman AICP

CC: Jeff Meilbeck, Josh Copley, Jerene Watson, Leadership Team

SUBJECT: REGULATIONS ASSOCIATED WITH PARKING TRAILERS, RVs  
and BOATS IN RESIDENTIAL NEIGHBORHOODS

This CCR is in response to a request from City Council for information regarding the City's regulations pertaining to park trailers, RVs and boats.

**DISCUSSION**

The Flagstaff Zoning Code includes a section that specifically addresses the parking of RVs, trailers and boats:

**Section 10-50.80.080.L L. Trailers, RV's and Boats**

1. Parking or placement of a camping or vacation trailer, recreational vehicle, utility trailer or boat in any zone for residential or storage purposes shall be prohibited except as determined by Subsection 2 below.
2. A camping or vacation trailer, recreation vehicle, utility trailer, or boat may be stored in the rear or interior side setback behind the front of the building, garage, or carport on any parcel in any zone, provided that:
  - a. There is a principal use of the property, to which such storage would be accessory;
  - b. No living quarters shall be maintained or any business conducted within a parked or stored trailer or vehicle; and
  - c. The required parking on the parcel is maintained in addition to the area used for the stored vehicle(s).
3. Overnight parking of travel trailers, motor homes, boats or other recreational vehicles is prohibited in commercial zones where camping activities are not specifically permitted by this Zoning Code. Owners of such properties shall be prohibited from posting signs indicating that camping is permitted.

**Residential Zones:** The Code states that RVs, trailers, and boats may not be parked or placed for residential or storage purposes in any zone except as permitted under paragraph 2. Pursuant to paragraph 2, such vehicles may be stored inside yards behind the front of a residence or garage and rear yards subject to certain standards. RVs, trailer, and boats may not be stored in the front yard. During the year when the snow

ordinance is not in effect (April 2<sup>nd</sup> through October 31<sup>st</sup>), RVs, trailers, and other vehicles that are licensed and operable may be parked legally on the street.

Staff does receive complaints from citizens about RV, trailer and boat parking. They often provide a list of multiple properties that are not in compliance because a vehicle is parked in the driveway or other portion of the front setback. It is not unusual to receive a list of 20-30 properties. Staff investigates the properties to determine if a violation exists. Once confirmed, staff will contact the property owner with a door hanger and seek voluntary compliance.

Staff also takes proactive steps to educate homeowners about the restrictions. In 2012, staff mailed over 400 letters to the Swiss Manor neighborhood to inform residents about the RV, boat and trailer parking requirements. Similar mailings have been completed in University Heights and Upper Greenlaw. The mailings generate a significant number of phone calls to clarify the rules and do result in increased compliance.

One of the issues staff faces when enforcing the parking restrictions is that the current code language does not differentiate between storage and short term parking. Staff receives frequent complaints about short term parking of RVs while owners are actively using the vehicle, preparing for a trip, performing maintenance, or hosting an out of town guest with an RV. During the summer months when an RV, boat or trailer is being intermittently used, staff believes it is reasonable to allow short term parking in the driveway. In addition, not all side yards are either wide enough or flat enough to allow for the parking of an RV, boat or trailer. For these reasons, Staff has a number of ideas to improve the Zoning Code's standards regarding the parking of RVs, trailers, and boats. These ideas will be presented as part of the Zoning Code amendments currently being presented to the Planning and Zoning Commission and will proceed to City Council. The proposed amendments may include:

1. A definition of short term parking and long term storage.
2. An illustration to clearly show where RVs, trailers and boats may be stored – in the side and rear yard only.
3. A suggestion that long term storage may also be allowed on the side of the driveway between the driveway and the nearest property line generally in front of the side yard area.
4. A standard that would allow RVs, trailers, and boats to be parked on a driveway or to the side of the driveway as described in #2 above for the purposes of loading, unloading, replenishing, maintenance and similar short term uses. Consideration will be given to whether this should be limited to the time of year when the winter parking ordinance is not in effect, or whether it should be allowed year round.
5. A standard that would allow for visitors to a residence to stay in their RV on the property, subject to certain standards.

Commercial Zones: Paragraph 3 states that RVs and travel trailers may not be parked in commercial zones for the purposes of an overnight stay, and on a number of occasions staff has been asked to deal with this, especially at the Wal-Mart parking lots. Council held a work session on this topic in February 2014 and provided general direction to staff. As part of the Zoning Code amendments that will be presented to the Council after the summer recess, staff will present two options for the Council's consideration, one to

allow overnight parking of RVs and travel trailers subject to specific standards, and an alternative that specifically prohibits such parking and that updates the definition of camping as it would be applied through the Zoning Code.

RECOMMENDATION / CONCLUSION

This report is for information only.