

STAFF REPORT

DATE: April 7, 2022

TO: Governing Body

FROM: City Attorney



RE: Nuisance Vehicles

Background: The Nuisance Code does not allow campers, boats, RVs, trailers, jet skis or other similar vehicles to be parked on an all-weather surface separate from the drive way and in some cases screened. Parking of recreational vehicles, boats, and trailers is limited to a 72 hour period when parked in the driveway and limited to 24 hours when parked on the street.

Recreational vehicles, boats, jet-skis, ATV, trailers, etc. may be parked upon the owner's own residential premises for no more than 72 hours, unless when screened in conformance with the landscaping and fencing code so as to not be visible from any adjoining property and when stored upon an all-weather surface that is accessible from an all-weather surface drive

This is one of the top areas we get complaints from property owners about in the summer months. People complain about their neighbors cluttering the street by parking vehicles for longer than 72 hours:

My wife & I purchased a property in Bel Aire thinking it to be a great place to retire. However, over the last few weeks the neighbors next door have been doing major repair work to their vehicles in front of our house, and Saturday 10/10/2020 they decided to change the engine on one of them. They even used our driveway to store their car parts while working on it & that blocked our drive way so we could not even leave our house. Isn't this considered to be a nuisance & harassing that is defacing & lowering property value in the area? Look at the street that was clean just a few months ago when we purchased our property. Now it is stained with grease & oil that is being rinsed directly in the storm drain every time it rains polluting our water. As far as I know I herd of friends being ticketed for less while doing minor things to their cars in their own driveway. It seems the reason they build garages on houses is so you don't make your neighborhood look like a salvage yard. I have worked on cars all my life in my garage & clean my own mess up instead of leaving it for someone else to clean up. Then last week he trimmed his trees in the front yard & they are still piled out by the street waiting for the rodents to find their new home. Please tell us this isn't normal everyday life here. We are eager to hear your response to this matter.

We certainly also hear from people who want to enjoy their recreational vehicles for a longer period of time and find it costly and challenging to move them or store them every season.

VISION TRIANGLE: A triangular area at the intersection of streets maintained in such a manner as to provide a safe and open line of vision for drivers of vehicles approaching the intersection. Within the vision triangle, no one shall install, construct, plant, park or maintain any sign, fence, hedge, shrubbery, tree, natural growth or other obstruction which would materially impede vision between the heights of 24 inches and eight feet above the street level. Such restrictions shall not apply to official traffic signs, signals and utility poles.

Chapter 18A, Article 6.06, Section C: Accessory Parking and vehicle storage

2. Parking for more than 72 hours and/or storage of Motor Vehicles and equipment.

a. The following Accessory Uses shall be permitted when such are the personal property of the occupant of the Dwelling Unit and are screened in conformance with the landscaping and fencing code so as to not be visible from any adjoining property:

(4) Parking and/or storage of unoccupied Recreational Vehicles, when stored upon an all-weather surface, and when accessible from an all-weather surface drive;

Discussion Points

- **Should code enforcement prioritize addressing improperly parked vehicles in 2022?**
- **Should City consider allowing a longer time period for vehicles to be parked or allow such vehicles or trailer 17 feet or smaller to be parked in the driveways?**
- **Should City allow such vehicles to be parked on surface in back yard on surface without screening with permit?**