

Council directed that the City staff look at language that would allow for a waiver or special exception to allow recreational equipment to park in the front yard. This change is being considered because there are some properties that do not allow side or rear yard parking of recreational equipment.

1. Recreational equipment includes recreational vehicles, boats, boat trailers, travel trailers, pickup campers or coaches, tent trailers or pop-out campers, houseboats, self-propelled van-type campers, motor homes and similar vehicles or items.

2. Recreational equipment may be parked in a parking area, on a plot in a residential zoning district if all of the following requirements are met:

(1) The plot has a dwelling upon it which was constructed prior to May 1, 1992.

(2) The recreational vehicle or trailer coach cannot pass between the dwelling and the side lot line because (i) the distance between the dwelling and the side lot line is too narrow, or (ii) a natural, non-man-made obstacle such as trees or a steep slope would make it impossible or unsafe.

2. Waiver

Any property owner who cannot meet the requirements of these sections, and would suffer a hardship if not allowed to park recreational equipment on his property, may apply to the city council for a waiver from the restrictions imposed by this section for a specified period of time. The City shall charge a fee, as set by the Council, to process the waiver request and notices of the public hearing on such waiver. The requested waiver shall only be granted for a one calendar year period and shall be reviewed on an annual basis. The City Clerk's Office will be responsible for administration of the waivers

Limitations on a waiver: A person who is eligible for a waiver may utilize such waiver for only one of the following three: (i) one boat/boat trailer, or (ii) one recreational vehicle/ trailer coach, or (iii) one general use trailer.

A person who can park *any one* of the following three in compliance with the requirements of this section: (i) boat/boat trailer, or (ii) recreational vehicle/ trailer coach, or (iii) general use trailer, is not eligible to utilize a waiver. For example, a person who can park a recreational vehicle in the side- or rear-yard area in compliance with the code, but cannot park a general use trailer or boat/boat trailer in the areas required by the code is not eligible to utilize a waiver under this section.

When granted a waiver, the following restrictions shall apply:

- Recreational equipment. Recreational equipment, up to 25 feet in length may be parked in the front, side or rear yard of a residential zoning district but no closer than one foot to any abutting property line, provided such equipment is not parked within any right-of-way. Such recreational equipment shall not obstruct the visibility at intersections as defined in this code.
- Recreational equipment over 25 feet and less than 35 feet in length shall be parked in the rear yard but no closer than five feet to any abutting property line.

- Recreational equipment over 35 feet in length may be parked only in a garage, carport, or other area as approved by the city manager or his designee.

Upon obtaining a permit from the city manager or his designee, city residents may allow their guests to park a recreational vehicle, not for living purposes, for up to ten days in the driveway, or in the side or rear yard, provided that at least 30 days must elapse before such guest parking will be permitted on the same property.

New Parking-101

On September 11, 2018, the City Commission by unanimous vote adopted Ordinance No. 2018-09 related to the parking and storage of certain vehicles on residential lots.

| Lot Size | Total Number of Vehicles That can be Parked |
|------------------------------|---|
| Under 11,000 square feet | 6 |
| 11,000 to 22,000 square feet | 8 |
| Over 22,000 Square Feet | 8 and 1 more for every 10,000 square feet over 22,000, to a max of 12 |

The diagram illustrates a residential lot with a house, a driveway, and a yard. A red car is parked on the sidewalk, a yellow car is parked on the driveway, and a white RV is parked in the yard. Callouts point to various areas with the following text:

- No parking on the sidewalk.
- All 4 wheels must be off the road.
- A principal structure is required.
- Boats and other things resting on trailers count as one vehicle.
- No parking in the road unless making a delivery.
- Large vehicles must be on 3 or more joined lots and 80% concealed.

Motor vehicles, RV's, boats, and trailers may be parked or stored on a residential lot only if that lot has a principal structure.

When three or more adjacent residential lots are combined by the Property Appraiser, one bus, one truck, or one truck tractor may be parked or stored on there so long as it is **at least 80% concealed.**

Up to two unregistered and unlicensed vehicles and boats may be parked on a residential lot.

Vehicles under repair, maintenance, and disassembly must be covered with a non-transparent tarp in good condition.

A boat on or anything else on a trailer is considered one vehicle.

No vehicle or boat shall be parked on any public roadway zoned for residential use unless making a delivery, pick-up, or service activity.

Parallel parking of motor vehicles is permitted on the berm, shoulder, or swale right-of-way area next to any residential lot.

No vehicle or boat parked on a residential lot will interfere with the use of any sidewalk.

On-duty or on-call wreckers are now permitted to be parked so long as they are parked on an improved surface.

Vehicles parked for storage purposes is prohibited. Storage is when the vehicle has not been moved in five days.

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G) Parking of one (1) recreational vehicle is permitted on a front driveway provided that the following conditions are met:

(1) There is no reasonable access to the rear or side yard. A lot shall be deemed to have reasonable access to the rear or side yard if:

(a) the side yards are ten (10) feet or more in width;

(b) there is less than ten (10) feet of difference in the elevation of the front and rear yards as measured at the front and rear lot lines; and

(c) there are no large trees (trunk four [4] inches in caliper DBH) or large shrubs (six [6] feet in height) in the side yards. Corner lots shall normally be deemed to have reasonable access to the rear yard. A fence shall not be deemed as preventing reasonable access.

(2) Inside parking is not possible.

(3) No part of the recreational vehicle shall extend over side yards, sidewalks or street right-of-way.

(a)

Recreation vehicles and private pleasure craft. Any owner of recreation vehicles and private pleasure craft may park or store such equipment on private residential property subject to the following conditions:

(1)

At no time shall such recreation vehicles or crafts be occupied or used for living, sleeping or housekeeping purposes.

(2)

Parking is permitted anywhere on a lot for loading and unloading purposes for a period not exceeding twenty-four (24) hours.

(3)

At no time shall recreation vehicles be connected to any utility service.

(4)

Parking is not permitted within a waterfront yard except for boats when provisions have been made to place the boat directly into the water from its place of parking.

(5)

a.

If such recreation vehicle or craft is parked or stored outside of an enclosed garage, it may be parked in any rear, side or corner yards; however, no more than one-third ($\frac{1}{3}$) of the recreation vehicle or craft shall extend past the front facade of the house, excluding the porch or any architectural feature. Such recreation vehicle or craft, including any trailers or equipment used to transport same, may be parked or stored a minimum of zero (0) feet from the side or rear property lines, and shall comply with the corner yard setback of the underlying zoning district.

b.

If it is not possible to park a **recreation vehicle** or craft in accordance with the provisions of subsection (5)a. above due to the existence of a tree or other natural feature or existing structural or mechanical equipment as shown on a sealed survey, then it shall be permissible to park such **recreation vehicle** or craft in the front yard, subject to the following limitations:

1.

The **recreation vehicle** or craft (including any trailer or equipment to transport the same) shall be setback ten (10) feet from the front property line.

2.

No **recreation vehicle** or craft shall be parked in a location in the front yard that causes a sight obstruction to any pedestrian or operator of any motor **vehicle** by either materially impeding or obstructing the visibility of oncoming traffic or the visibility of a lawfully placed traffic control device. In accordance with [section 27-283.5](#), visibility at intersections.

3.

No more than one (1) **recreation vehicle** (including private pleasure crafts) shall be parked in the front yard.

4.

The **recreation vehicle** or private pleasure crafts may only be parked within the front yard on an existing driveway area which was designed and intended to provide ingress and egress of vehicular traffic from the street.

5.

The height limitation on **recreation vehicles** and crafts shall be ten (10) feet and the length limitation shall be twenty-six (26) feet. Height shall be measured from the highest point of the **vehicle** or craft to the lowest point of the **vehicle** or craft, including all antennas, extensions, appurtenances and trailers (and extensions thereof). Length shall be measured from the longest distance from the front of the **vehicle** or craft to the back or end of the **vehicle** or craft, including all antennas, extensions, appurtenances and trailers (and extensions thereof).

c.

The VRB, ARC OR BLC, as applicable, is authorized to vary the limitations set forth in subsections b.1, b.3., b.4., and b.5. above in accordance with the criteria set forth in [section 27-80](#), [27-96](#) or [27-114](#), as applicable; however, the limitation set forth in subsection b.2. may not be varied.

(6)

If a craft is parked or stored outside of an enclosed garage, it shall be located on a trailer with tires, and if a **recreation vehicle** is parked or stored outside of an enclosed garage, it shall be on wheels.

(7)

All recreation vehicles, crafts and trailers parked anywhere on residential property shall be licensed in accordance with all laws of the State of Florida.