

What discussions and action has been taken by the commission on Chapter 25 of the Code in regards to boats and RV's in the last 20 years

From your content:

**Commission Discussions and Actions on Chapter 25, Section 25-10
— Boats and RVs**

The City Commission has engaged in extensive and recurring discussions regarding Section 25-10 of Chapter 25 ("Development Standards"), entitled "Parking of Commercial Vehicles, RVs, and Boats," spanning from 2005 through the present. Below is a chronological summary of the key actions and discussions.

Timeline of Key Actions

Date	Event	Key Details	Source
May 24, 2005	Ordinance 05-05-03 adopted	Established the foundational boat/RV regulations including 10 ft height limit, 6 ft privacy fence requirement, form-fitting cover mandate, annual police registration, and 24-hour front yard parking limit within a 7-day period	
February 27, 2019	Code Workshop	Chapter 25 was reviewed as part of a broader code workshop; the existing Section 25-10 provisions were discussed	
March 30, 2021	Boat/RV/Commercial Vehicles Workshop	Dedicated workshop held at 5:00 PM; BSO Code Enforcement proposed six code changes; residents	

		spoke on cover issues (black mold) and height restrictions; Commission gave consensus on several changes	
May 25, 2021	Ordinance 21-14 adopted (Second Reading)	Approved unanimously (5-0); major changes included: increased RV/boat height from 10 ft to 12 ft, eliminated form-fitting cover requirement, added "any type of" trailer language, required property owner registration, added 36-hour front yard allowance for loading/unloading, eliminated outdated variance fee, and updated commercial/RV definitions	
May 24, 2022	Ordinance 22-10 (Self-Storage Definition)	Amended the definition of "self-service storage" in Section 21-8 to add allowance for surface parking of vehicles, trailers, boats, and RVs at self-storage facilities in B-3 zoning districts; P&Z recommended approval 6-3	
October 11, 2022	Ordinance 22-24 adopted	Removed the RV registration requirement that had been added by Ordinance 21-14; also permitted front yard parking for up to 36 hours (changed from 24 hours) for loading/unloading purposes; City Manager recommended approval	

April 22, 2025	Commission Workshop on Section 25-10	Dedicated workshop to discuss boat/RV regulations; staff presented history of code changes; residents spoke on washing vehicles, swale parking, RV height concerns, and enforcement challenges; Commission directed staff to draft new amendments	
October 13, 2025	P&Z Board Review of Proposed Changes	P&Z Board recommended approval of proposed code changes 7-0; key items reviewed included hard surface parking (not favored), setback requirements (not favored), height reduction from 12 ft to 10 ft (favored with grandfathering), and additional screening	
October 28, 2025	Ordinance 25-14 introduced	Staff report dated October 28, 2025 for proposed changes to Section 25-10(a) addressing height, maintenance, parking, and use restrictions for boats and RVs on residential property	
January 29, 2026	Ordinance 25-14 — Second Reading DEFERRED	Extensive discussion at Commission meeting; a resident noted his RV was 12 ft excluding the AC unit; concerns raised about height limits interfering with neighbors' sightlines; the ordinance was deferred to be re-	

		advertised and brought back as amended	
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Key Proposed Changes in Ordinance 25-14 (Pending)

The most recent proposed amendments under Ordinance 25-14 include the following changes to Section 25-10(a):

- **Prohibition on sleeping/living in or connecting to utilities** — New language explicitly prohibiting sleeping, living in, or connecting to a utility for boats/RVs on residential property
- **Height reduction from 12 ft to 10 ft** for RVs/boats behind a 6 ft privacy fence, with an exclusion for connected HVAC or other fixed appurtenances on top of an RV
- **Registration transferred from Police Department to Code Enforcement** — \$50 initial fee, with annual registration required for vehicles exceeding the 6 ft fence
- **Front yard parking changed** — From 36 hours for loading/unloading to requiring City approval for up to 36 hours within a 7-day period
- **New separate provision for washing** — Boats/RVs may temporarily remain in front for washing, but only on the property owner's lawn and swale area
- **Front yard parking reverted to 24 hours** within any 7-day period (down from 36 hours)
- **Limit of one boat or one RV per dwelling unit** in all residential zoning districts

P&Z Board Feedback on Ordinance 25-14

At the January 5, 2026 P&Z meeting, the Board provided the following feedback on additional regulatory changes being considered:

Issue	P&Z Recommendation	Staff Feedback	Source
Hard surface parking requirement	Not in favor — concerns about permits, cost, water runoff	Pros: stable surface, cleaner vehicles; Cons: expensive, less permeable	
Side yard setback requirement (1.5 ft or 3 ft)	Not in favor of significantly impacting homeowners' ability to store boats/RVs	Supports not requiring for existing vehicles; could apply to new registrations	
Reduce height from 12 ft to 10 ft	In favor with grandfathering for	Staff concurs with P&Z recommendation	

	existing boats/RVs via registration		
Additional screening (shrubs, taller fences)	Multiple members favored; some wanted form-fitting covers reinstated	Staff does not recommend reinstating covers	
More aggressive enforcement of "good condition"	Board supported	Registration process will help with enforcement	

Current Status

As of the most recent action on January 29, 2026, **Ordinance 25-14 was deferred** on its second reading and is to be re-advertised and brought back as amended at the soonest available opportunity. The current Code of Ordinances (Supplement No. 12, created October 21, 2025) reflects the provisions as last amended by Ordinance 22-24, with a 12 ft height limit for RVs/boats, a 36-hour front yard allowance, and registration with Code Enforcement.

Files referenced to provide the responses

- [2021-05-25-18-30-00 - Agenda Packet.md](#)
- [2021-06-22-18-30-00 - Agenda Packet.md](#)
- [2022-05-24-18-30-00 - Agenda Packet.md](#)
- [2022-10-11-18-30-00 - Agenda Packet.md](#)
- [2025-04-22-17-00-00 - Minutes.md](#)
- [2026-01-29-18-30-00 - Agenda Packet.md](#)
- [Chapter 25 1.md](#)
- [Chapter_25__DEVELOPMENT_STANDARDS.docx](#)
- [City Commission Meeting_2026-01-29.md](#)
- [City Commission Workshop_2025-04-22.md](#)
- [Combined 03302021Workshop minutes .md](#)
- [Combined Minutes City Commission Workshop Agenda Document.md](#)
- [Commission Workshop Meeting Minutes.md](#)
- [Ex_1 - Ord_22-24 RV Registration.md](#)
- [Item_4-D_PW.md](#)
- [Minutes City Commission Regular Meeting Agenda Document - 2026-01-29T075426_703.md](#)
- [Self-storage Backup Docs.md](#)
- [SIGNED MARCH 30 2021.md](#)

- Staff Report - Ord 22-24 - RV Registration.md
- Staff Report-85.md
- Strike-Underline Code Change BoatRV PZ 10-13-25.md
- Summary of Boat RV Discussion at 1-5-26 PZ 003.md