

CITY COUNCIL REPORT
PUBLIC

DATE: September 23, 2016
TO: Mayor and Council Members
FROM: Daniel Folke, AICP, Planning Director
CC: Josh Copley, Barbara Goodrich, Shane Dille, Mark Landsiedel
SUBJECT: Parking for Trailers, RVs and Boats

The Planning Director was asked to provide the legislative history on the current rules for parking trailers, RVs and boats on residential properties.

Land Development Code (1991-2011)

In 2002 the Flagstaff City Council adopted amendments to the Land Development Code (LDC), 10-07-002-0002 OFF STREET PARKING STANDARDS, which included the following language:

TRAILERS, RV'S, BOATS. A camping or vacation trailer, recreational vehicle or boat may be stored in the rear or interior side yard, garage or carport on any lot in any district, provided that: 1) there is a principal use of the property, to which such storage would be accessory; 2) no living quarters shall be maintained or any business conducted in connection therewith while such trailer or vehicle is so parked or stored; and 3) the required parking on the lot is maintained in addition to the area used for the stored vehicle(s).

This section worked in conjunction with the following language which already existed:

LOCATION. All off-street parking shall be on-premises parking unless the requirements of Section 10-07-002-0004 are met for off-premise parking facilities. In all established zoning districts, required parking is not permitted in the required front and exterior side yard setbacks unless provided otherwise in individual districts, and is also regulated by bufferyard requirements in Chapter 10-6 when applicable. ...

The combination of these two paragraphs is that no vehicles were permitted to park within the front and exterior side yard setback. The 2002 amendment made it clear that trailers, RV's and boats, which may not have been considered "required parking", may only be stored in the rear, interior side yard or within a garage or carport. The language in the LOCATION paragraph which prohibits parking of all vehicles in the front and exterior side yard setbacks may date back to the adoption of the LDC in 1991.

Zoning Code (2011)

In 2011 City Council adopted the Zoning Code which included a section on parking of Trailers, RV's and Boats. These rules and enforcement were addressed in the May 22, 2015 CCR attached to this report. The 2011 Zoning Code includes the same prohibition from the LDC that prohibits parking these types of vehicles in the front and exterior side yard. The 2011 zoning code added language to clarify that these vehicles are allowed to be stored in the rear or interior side yard behind the front of the building, garage, or carport.

Zoning Code (2016)

The 2016 Zoning Code amendments attempted to address several issues that came out of enforcement. Current rules for required on-site parking are found in the Zoning Code Section 10-50.80.080 Parking Spaces, Parking Lot Design and Layout and are attached to this CCR. Rules for the location of residential parking begin on page 50.80-20. The amendments attempt to accomplish the following:

- Provide a visual depiction of where and what types of vehicles may park on residential properties
- Differentiate between storage and short term parking of trailers, RVs and boats by defining storage as more than 5 days per month
- Created rules to allow parking of trailers, RV's and boats on site for 5 days or less per month
- Allows parking of these vehicles in a driveway, in front of a home for 5 days per month
- Allows overnight parking of trailers, motor homes and RVs on commercial and industrial properties where camping is not specifically permitted with the permission of the property owner

Summer 2016 Enforcement

As has been the case each of the past several summers, Code Compliance staff has been provided lists of properties that are not in compliance with the rules for parking of these vehicles. This year we responded to a list of 43 properties in University Heights. The Code team has systematically worked through the list and if a violation was observed have made contact with each of the owners. We have received a mix of responses from property owners and tenants and are working on a report of the current status.

Attachments: CCR Parking RVs Trailer May 2015; Flagstaff Zoning Code 10-50.80.080

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 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 2nd through October 31st), 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.

2. There is available or planned public parking capacity to offset this demand;
3. The public parking will be made available within a reasonable time period of the approval of this development; and,
4. The fee option is available only if an existing or planned parking facility exists within 600 feet of the site, or within a distance set by the parking management district. The fee shall be the current value of land and parking construction costs per space needed, as determined by an adopted parking management plan.

10-50.80.080 Parking Spaces, Parking Lot Design and Layout**A. Access**

The following regulations are applicable to off-street parking lot access design and include parking for single-family residences unless modified by Chapter 10-40 (Specific to Zones).

1. Each required off-street parking space shall open directly onto an aisle or driveway as specified in Table A (Minimum Dimensional Requirements). All off-street parking facilities shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic movements.
2. Parking spaces in any parking lot or parking structure for any use other than single-family dwellings shall not be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public thoroughfare. Driveways to the public thoroughfares shall be by forward motion of the vehicle. Ingress to and egress from parking spaces shall be from an onsite aisle or driveway. Exception: Parking spaces within lots of up to eight spaces may be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public alley or rear lane.
3. Driveways from a public thoroughfare to off-street parking areas in all residential zones shall meet the following:
 - a. Driveways shall be a minimum of 10 feet wide; and
 - b. If a driveway serves more than two dwelling units or is longer than 150 feet, the driveway shall have a minimum width and turnaround in accordance with Fire Department requirements and the *Engineering Standards*.
4. Materials
 - a. All off-street parking areas and driveways shall be surfaced with materials as approved by the City Engineer and maintained in

accordance with the *Engineering Standards* and the *Stormwater Regulations*.

- b. Driveway materials shall extend and include the area between the property line and the street.
 - c. In areas where roads are not paved, the requirement for paving a driveway is not required, unless the driveway is required for fire access in accordance with the Fire Code.
5. The design and construction of all off-street parking access drives shall meet the requirements of the *Engineering Standards*.

B. Design of Parking Lot

- 1. Parking spaces shall be designed in accordance with the dimensional requirements provided in Table A (Minimum Dimensional Requirements) and as illustrated in Figure A.

Table 10-50.80.080.A: Minimum Dimensional Requirements					
Angle ³	Parking Row Depth	Drive Aisle Width		Space Width ²	Space Length
		One-way	Two-way		
	(A)	(B)	(C)	(D)	(E)
Parallel	9'	12'	20'	9'	20'
30°	17' ¹	11'	24'	9'	20' ¹
45°	20' ¹	13'	24'	9'	20' ¹
60°	21' ¹	18'	24'	9'	20' ¹
Perpendicular	18' ¹	24'	24'	9'	18' ¹
Tandem (two spaces)	18' ¹	14'	24'	9'	36' ¹

End Notes

¹Paved Parking Space Length (E) may be decreased by up to 1.5' by providing an equivalent vehicle overhang. This reduction may reduce the Parking Row Depth (A) by up to 1.5'; however, such overhangs shall not intrude into any required pedestrian walkways or landscaped areas or buffers.

²Space width shall be increased by 1' when adjacent to a wall. The width of parking spaces on either side of a column or post in a parking garage or supporting an overhead structure shall be measured from the outer edge of the column or post.

³Angles less than 30° can be used if it is shown by the project engineer that the angle and layout can work.

- 2. Covered off-street parking spaces, such as in a garage for a residence, shall not be less than 10 feet in width and 20 feet in length, and shall have a minimum vertical clearance of seven feet. This standard does not apply to parking spaces in a parking structure.

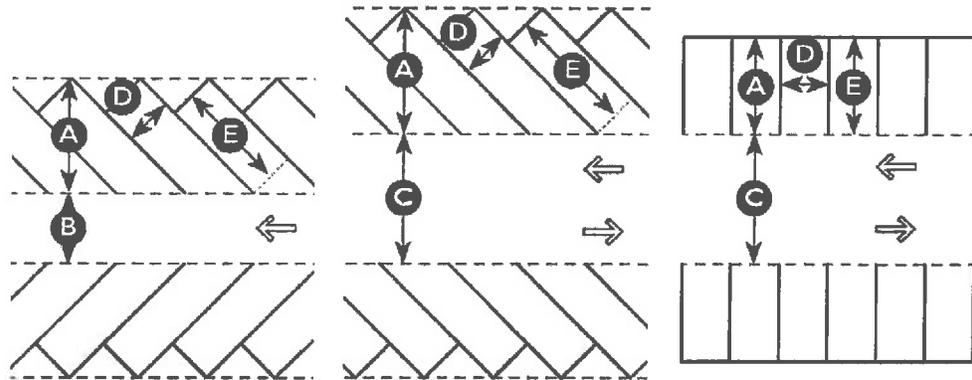


Figure A. Parking Lot Design

C. Parking for Disabled Persons

1. All parking facilities that require parking spaces for disabled persons shall conform to the Americans with Disabilities Act (ADA) and A.R.S. § 28-882. Accessible parking spaces count toward the total parking requirement. Where the standards found here conflict with other standards the most restrictive shall apply.
2. Accessible Parking Space Standards
 - a. All accessible parking spaces shall be a minimum of 11 feet wide and 20 feet space long. Parking space length may be decreased by up to one and one-half feet by providing an equivalent vehicle overhang;
 - b. The passenger loading space or access aisle (i.e. the hatched areas next to an accessible parking space) shall be a minimum of five feet wide;
 - c. The slope of the parking space and access aisle shall not exceed 1:50 (two percent) in all directions; and
 - d. Location
 - (1) Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance;
 - (2) In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility;

- (3) In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances; and
- (4) Wherever practical, the accessible path of travel should not cross drive aisles and should not go behind parked cars.

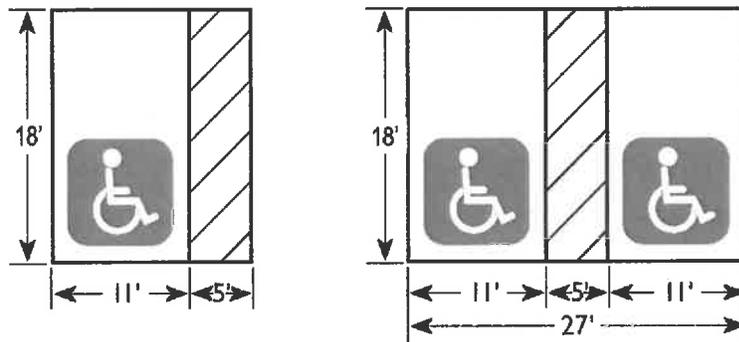


Figure B. Accessible Parking Space Dimensions

3. Number of Accessible Parking Spaces

- a. If parking spaces are provided for self-parking by employees and/or visitors for all non-residential uses, then accessible spaces complying with ADA regulations shall be provided in conformance with Table 10-50.80.080.B.

Table 10-50.80.080.B: Min. Number of Accessible Spaces	
Total Parking in Lot	Required Min Number of Accessible Spaces
1 to 20	1
21 to 40	2
41 to 60	3
61 to 80	4
81 to 100	5
101 to 140	6
141 to 200	7
201 to 300	8
301 to 400	9
401 to 500	10
501 to 1000	2% of total
>1,000	20 plus 1 for each 100 over 1,000

- b. In apartment developments, at least one accessible parking space or two percent of the total overall number of parking spaces, whichever is greater, shall be reserved.
4. Each parking space prescribed in this Section shall be prominently outlined with paint and posted with a permanent sign that is located at least three feet but no more than six feet above grade, that is of a color and design approved by the State of Arizona and that bears the internationally accepted symbol of access and the caption "Reserved Parking".

D. Landscaping

The requirements for landscaping within parking areas are established in Division 10-50.60 (Landscaping Standards).

E. Lighting

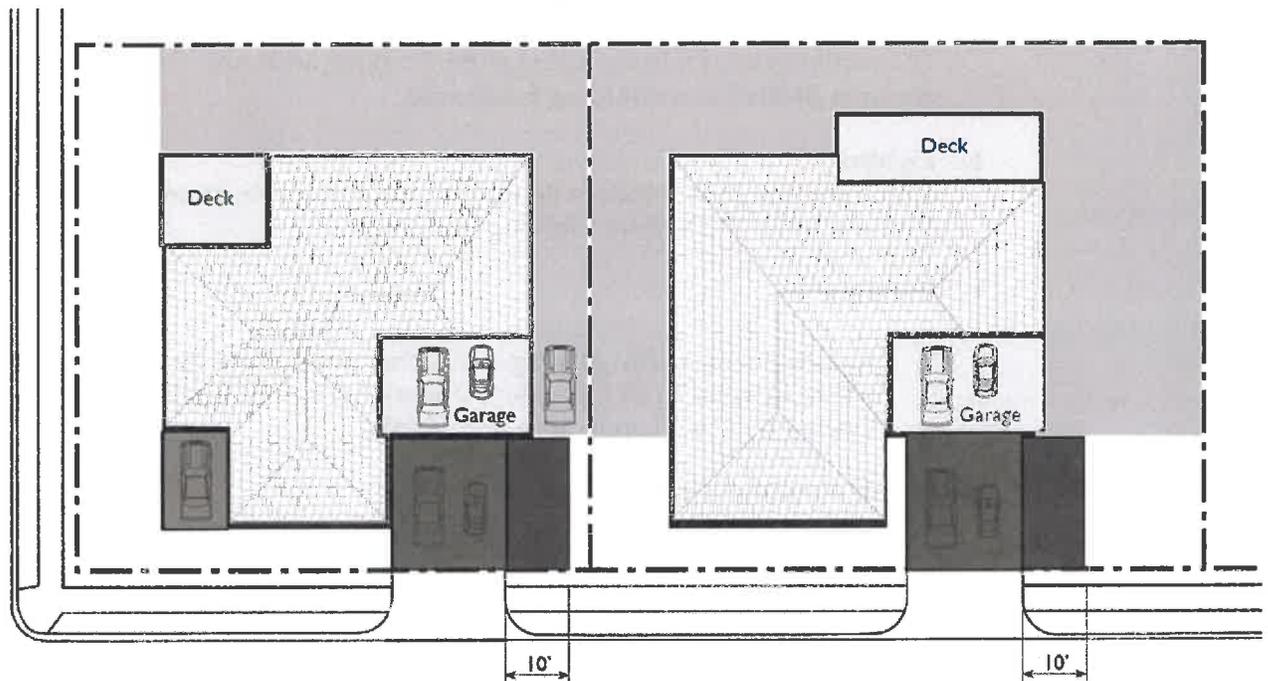
The requirements for outdoor lighting within parking areas are established in Division 10-50.70 (Outdoor Lighting Standards).

F. Location

1. The location of on-site parking in all zones is regulated by setbacks as set forth in Chapter 10-40 (Specific to Zones) and buffers established in Division 10-50.60 (Landscaping Standards).
2. **All Non-Residential Zones**
In all non-residential zones, vehicle parking is not permitted in the required front and exterior side setback areas, except as follows:
 - a. Parking in the exterior side yard is permitted when the parking space is a minimum of 20 feet from the exterior side property line and the parking space is located behind the front of the building
3. **All Residential Zones**
 - a. In all residential zones, vehicle parking is not permitted in the required front and exterior side setback areas, except when the parking space is a minimum of 20 feet from the exterior side property lines and the parking space is located in front of the building.
 - b. Parking is only permitted in the following locations as illustrated in Figure C:
 - (1) Within interior and rear yard areas;
 - (2) Within the front yard only on the driveway; and
 - (3) Within an area no more than 10 feet in width on the side of the driveway between the driveway and the nearest interior side

property line (see also Section 10-50.80.080.L (Trailers, RVs and Boats), provided that;

- (a) The parking shall only be accessed from the existing driveway serving the residence, and no additional curb cut shall be permitted; and
- (b) The surface of the parking area shall be designed and constructed in accordance with the *Engineering Standards*.



-  Front and exterior side yard – no vehicle, RV or boat parking permitted
-  Rear and interior side yard – parking and storage of all vehicles permitted
-  Limited area in exterior side yard – unlimited parking and storage of vehicles permitted, but not RVs, trailers or boats
-  Driveway in front of garage or carport – unlimited vehicle parking, except that RVs, trailers or boats may be parked for only 5 days or less per month
-  Area max. 10' wide to side of driveway closest to interior side property line – unlimited vehicle parking, except that RVs, trailers or boats may only be parked for 5 days or less per month

Figure C. Parking of Vehicles, RVs and Boats

G. Screening

For standards related to screening of parking areas see Division 10-50.50 (Fences and Screening).

H. Signs

For standards related to signage see Division 10-50.100 (Sign Standards).

I. Size of Parking Lot

A single parking area shall not exceed one acre in size. Parking areas larger than one acre in size shall be broken down into smaller lots with planted buffers (15 feet minimum depth) between them to minimize the perceived scale of the total field of stalls.

J. Slope of Parking Areas

The surface grade of the parking area shall be designed and constructed in accordance with the *Engineering Standards*.

K. Tandem Parking

Tandem parking is permitted in all zones for single-family residences, Accessory Dwelling Units, and duplexes as follows:

1. Both tandem parking spaces satisfy the parking requirement of one residential unit; and,
2. Neither of the tandem parking spaces shall be for required accessible parking spaces.

L. Trailers, RV's and Boats

1. The 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 and 3 below.
2. **Storage of Trailers, RVs and Boats**

Camping or vacation trailers, recreation vehicles, utility trailers, or boats may be stored (i.e. parked for any period longer than five days per month) only in the rear or interior side yard behind the front of the building, garage, or carport on any parcel in any zone as illustrated in Figure C, provided that:

 - a. There is a principal use of the property, to which such storage would be accessory;
 - b. No business shall be conducted within a stored trailer or vehicle;
 - c. The camping or vacation trailer or recreation vehicle shall not be used for residential purposes; except that guests of the property owner or tenant may stay in the camping or vacation trailer or recreation vehicle for no more than five days per month; and
 - d. The minimum number of required parking spaces for the lot or parcel is maintained in addition to the area used for the stored vehicle(s).

3. Parking of Trailers, RVs and Boats

A camping or vacation trailer, recreation vehicle, utility trailer, or boat may only be parked (i.e. parked for five days or less per month) for maintenance, loading, and unloading purposes in the following locations;

- a. Within the rear or interior side yard behind the front of the building, garage, or carport on any parcel in any zone;
- b. Within the front yard only on the driveway in front of a garage or carport, and;
- c. Within an area no more than 10 feet in width on the side of the driveway between the driveway and the nearest interior side property line, provided that:
 - (1) There is a principal use of the property, to which such parking would be accessory;
 - (2) No business shall be conducted within a parked trailer or vehicle;
 - (3) The camping or vacation trailer or recreation vehicle shall not be used for residential purposes, except that guests of the property owner or tenant may stay in the camping or vacation trailer or recreation vehicle for no more than five days per month; and
 - (4) The minimum number of required parking spaces for the property is maintained in addition to the area used for the stored vehicle(s).

4. Overnight Parking of Travel Trailers, Motor Homes and RVs

Overnight parking of travel trailers, motor homes or other recreational vehicles is permitted in commercial and industrial zones where camping activities are not specifically permitted by this Zoning Code, provided:

- a. The owner, lessee, occupant or person having legal control of the property permits the use of the property for such overnight parking;
- b. The property is clearly posted with a sign(s) indicating that overnight parking is permitted subject to the standards provided in this Section;
- c. Vehicles are only parked for the purpose of overnight parking for no more than one night and shall be moved from the property by no later than 10:00 am the following morning; and
- d. It shall be the responsibility of the property owner to ensure that the property is maintained in a clean and sanitary condition free from litter, trash or other waste in accordance with applicable City standards.

(Section 10-50.80.080 amended by Ord. 2016-07, adopted Feb. 16, 2016)

10-50.80.090 Development and Maintenance**A. Construction Specifications**

The construction of all off-street parking areas shall meet the requirements of the *Engineering Standards*.

Maintenance

1. All parking areas shall be paved, striped, and maintained in a dust-free and litter-free condition at all times.
2. A Parking Lot Maintenance Permit shall be required when existing parking areas are repaved, resealed, or restriped. See Section 10-20.40.110 (Parking Lot Maintenance Permit).