



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

City Planning Commission

JANUARY 7, 2019

3:00 P.M.

CITY COUNCIL CHAMBERS

WORK SESSION AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEM FOR WORK SESSION

Discussion of a possible Zoning Ordinance Amendment to permit greater flexibility regarding the storage of recreational vehicles, boats, and trailers in residential districts.

- IV. OTHER BUSINESS
- V. ADJOURNMENT



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City Planning Commission

City Planning Commission
Meeting of January 7, 2019

Subject:

Discussion of a possible Zoning Ordinance Amendment to permit greater flexibility regarding the storage of recreational vehicles, boats, and trailers in residential districts.

Background:

On December 12, 2018, the City Planning Commission requested staff to investigate the permitted storage of recreational vehicles, boats, and trailers in residential districts. The Commission was made aware of this topic based on conversation with residents who wish to keep a boat in their front yard.

Within the Zoning Ordinance, motor homes, recreational vehicles, boats and trailers are generally considered together regarding where they may be stored. In most non-residential districts, these vehicles may be kept in storage lots. According to Article 2, Section P, Item 2, these vehicles are not permitted in the front yard of any residential district, and must be limited to two (2) or less on any one residential property. According to Articles 3.A - 3.I, these vehicles are not permitted to be stored within the front and side yard setbacks of all residential districts and the TO-C, Transitional Office District. Together, these regulations require the vehicles to be stored in the rear yard of any residential property, and be limited to two (2) or less per residential property.

The above restrictions have generally existed in the Zoning Ordinance since 1987, around the time of the last annexation of land previously in Pittsylvania County. The restricted storage of these vehicles aids in maintaining a clean residential character of residential districts. *Danville: 2030 Comprehensive Plan* does not specifically mention this issue, but does encourage maintaining clean, attractive neighborhoods for residents of all economic backgrounds.

Recommendation:

The Planning staff recommends that the Zoning Ordinance not be amended to permit greater flexibility for the storage of motor homes, recreational vehicles, boats, and trailers in residential districts. Any increased flexibility could easily be abused by residents, thereby angering other residents and business owners. Increased flexibility could also contribute to visual clutter in residential districts.

However, if the Commission wishes to amend the Zoning Ordinance to permit greater flexibility for the storage of these vehicles, staff would recommend the following changes:

- Provide a single broad definition to include recreational vehicles, boats, and trailers in Article 15, Section B of the Zoning Ordinance
- Amend Articles 2 - 3.I. of the Zoning Ordinance to permit the above vehicles to be stored in front and side yards if on paved parking surfaces in residential districts and the TO-C, Transitional Office District.
- Maintain the current requirement that the above vehicles be stored in the rear yard, unless on a paved parking surface.
- Maintain the current requirement that the above vehicles be limited to two (2) per residential property.

City Planning Commission Options:

1. Request a Zoning Code Amendment to be considered during a normal meeting and public hearing of the City Planning Commission. Any formal recommendation by the Commission during a normal meeting will be later considered by City Council, unless the Commission votes to withdraw their request.
2. Instruct staff to perform additional investigation related to restrictions of recreational vehicles, boats, and trailers in residential districts.
3. Specify for a Commissioner or staff to inform currently inquiring citizens about the outcome of the Commission's discussion related to restrictions of specific vehicles in residential districts. Inquiring citizens would still maintain the right to request a Zoning Code Amendment.
4. Do nothing.

Attachments:

- A. Related Regulations for the City of Danville, Virginia
- B. Related Regulations from Other Virginia Cities
- C. Comparison of Local Regulations to Other Virginia Cities

Related Regulations for the City of Danville, Virginia

Summary of Local Zoning Regulations

- No motor homes, recreational vehicles, trailers or boats are permitted in the right-of-way of residential districts (Article 2, Section P, Item 2)
- No motor homes, recreational vehicles, trailers or boats are permitted in the front yard of residential districts (Article 2, Section P, Item 3)
- No motor homes, recreational vehicles, trailers or boats are permitted in the front or side yard of residential districts and TO-C (Articles 3.A – 3.I, Section I)
- Storage and parking lots for recreational vehicles are permitted only by Special Use Permit in the following districts: T-R, S-R, OT-R (only for residences within the OT-R district), A-R (except as part of a planned development), M-R (except as part of a planned development), MHP-R
- Recreational vehicle is defined in the Floodplain Overlay District regulations as:
 - “*Recreational vehicle*: A vehicle which is: a. Built on a single chassis; b. 400 square feet or less when measured at the largest horizontal projection; c. Designed to be self-propelled or permanently towable by a light duty truck; and d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.” (Article 3.T, Section B, Item 21)

Chapter 41 – ZONING ORDINANCE

ARTICLE 2. - GENERAL REGULATIONS

P. - Accessory Uses and Structures.

- 1. Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a principal structure which is in use and permitted in such district. Walls and fences are regulated separately in the following section.*
- 2. Except as necessary for ongoing construction activity, the storage or overnight parking of buses, school buses and commercial vehicles (including tractors and trailers) weighing over one ton is prohibited in any residential zoning district.*
- 3. In residential districts, no motor homes, recreational vehicles, trailers or boats shall be parked on the public street right-of-way. No more than two of any combination of the above cited vehicles shall be parked on a residential lot. No parking of any of the above cited vehicles shall be permitted in a front yard of a residential lot. No such vehicle shall be used for any form of habitation on a residential lot and no such vehicle may be connected to a private or public utility.*

Related Regulations for the City of Danville, Virginia

4. *All accessory uses and structures shall be placed in rear yards and shall cover no more than twenty (20) percent of the area of the rear yard.*
5. *No accessory structure shall be located in a front or side yard, except for flagpoles, fences and walls.*

ARTICLE 3.A: - SR-R, SANDY RIVER RESIDENTIAL

I.– Additional Regulations

3. *Recreational vehicle parking shall not be permitted within front yard and side yard setbacks.*

ARTICLE 3.B: - T-R, THRESHOLD RESIDENTIAL DISTRICT

I.– Additional Regulations

3. *Recreational vehicle parking shall not be permitted within front yard and side yard setbacks.*

ARTICLE 3.C: - S-R, SUBURBAN RESIDENTIAL DISTRICT

I.– Additional Regulations

2. *Recreational vehicle parking shall not be permitted within any residential lot in this district*

ARTICLE 3.D: - NT-R, NEO-TRADITIONAL RESIDENTIAL DISTRICT

I.– Additional Regulations

2. *Recreational vehicle parking shall not be permitted within any residential lot in this district*

ARTICLE 3.E: - OT-R, OLD TOWN RESIDENTIAL DISTRICT

I.– Additional Regulations

3. *Recreational vehicle parking shall not be permitted within front yard and side yard setbacks.*

ARTICLE 3.F: - A-R, ATTACHED RESIDENTIAL DISTRICT

I.– Additional Regulations

2. Refer to Parking and Loading Requirements:

B. Separate parking spaces shall be allocated and reserved within an A-R development for recreational vehicle parking on the basis of one (1) recreational vehicle parking space per four (4) dwelling units. No recreational vehicle parking space shall front on a public street. All such vehicles must be parked within designated off-street parking areas.

D. Recreational vehicle parking shall not be permitted on residential lots within the A-R District. Refer to Parking and Loading Requirements for parking regulations and specific requirements for common parking lots for recreation vehicle and boat storage.

Related Regulations for the City of Danville, Virginia

ARTICLE 3.G: - M-R, MULTIFAMILY RESIDENTIAL DISTRICT

I.– Additional Regulations

2. Refer to *Parking and Loading Requirements* for parking regulations.

B. Separate parking spaces shall be allocated and reserved for recreational vehicle parking on the basis of one (1) recreational vehicle parking space per six (6) dwelling units. No recreational vehicle parking space shall front on a public street.

D. Recreational vehicle parking shall not be permitted on residential lots within the M-R District. Refer to *Parking and Loading Requirements* for commercial parking lots and specific requirements for recreation vehicle and boat storage.

ARTICLE 3.H: - MHP-R, MANUFACTURED HOME PARK RESIDENTIAL DISTRICT

I.– Additional Regulations

2. Refer to *Parking and Loading Requirements* for parking regulations.

C. Additional parking spaces shall be provided in a separate, screened parking lot and be designated for recreational vehicles based on one (1) recreational vehicle parking space per twelve (12) dwelling units.

ARTICLE 3.I: - TO-C, TRANSITIONAL OFFICE

I.– Additional Regulations

4. Refer to *Parking and Loading Requirements* for parking regulations:

d. Recreational vehicle parking shall not be permitted within a front yard and side yard.

ARTICLE 15. – DEFINITIONS

B. – Definitions

Camping unit. Any tent, trailer, cabin, lean-to or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education or vacation purposes.

Junk vehicle. Any motor vehicle, trailer or semi-trailer which is either inoperable or unfit for licensing and which by virtue of its condition may not be feasibly restored. In addition, any vehicle may be presumed to be a junk vehicle when State inspection stickers are not displayed or have been expired for more than ninety (90) days.

Storage yard. The use of any space, whether inside or outside a building, for the storage or keeping of construction equipment, machinery, vehicles or parts thereof, boats and/or farm machinery, and inventory which, due to its physical character, is not normally stored within a structure.

Related Regulations from Other Virginia Cities

Bristol, VA

Chapter 50 – Land Use

Article II. – Zoning

Division 1. – Generally

Sec. 50-28. – Definitions

Recreational vehicle means a vehicular, portable structure built on a chassis and designed to be either self-propelled or towed, to be used for temporary occupancy for travel, recreational, or vacation use and when equipped for the road may be of any length, provided its gross weight does not exceed 4,500 pounds, or being of any weight, provided its overall length does not exceed 28 feet. The term "recreational vehicle" shall include the terms "travel trailer," "motor home," "camper," and "pick-up camper."

Division 9. – R-MH District (Mobile Home Park Residential)

Sec. 50-158. – General Requirements

(a) Recreational vehicles in mobile home parks. Recreational vehicles shall be permitted for a period not exceeding 60 days, provided spaces conforming to subsection (b) of this section and utility connections conforming to subsection (c) of this section are provided.

Sec. 50-159. – Individual mobile homes and recreational vehicles

Individual mobile homes and recreational vehicles, at the time of adoption of the regulation from which this division was derived [August 9, 1977], are required to comply with the following:

- (1) No person shall, within the city limits, park any mobile home or recreational vehicle on any street, alley, highway, or other public place, or on any tract of land owned by any person, occupied or unoccupied, within the city except as provided in this division.*
- (2) Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than one hour subject to any other and further prohibitions, regulations, or limitations imposed by traffic and parking regulations or ordinance for that street, alley, or highway.*
- (3) No person shall park or occupy any mobile home or recreational vehicle on the premises of any occupied or unoccupied dwelling or on any lot which is not a part of the premises of any occupied or unoccupied dwelling, either of which is situated outside an approved mobile home park, except the parking of only one unoccupied*

Related Regulations from Other Virginia Cities

recreational vehicle in an accessory private garage building, or in a rear yard in any district when such recreational vehicle is located at least 15 feet from any property line, or in a private driveway, provided no living quarters shall be maintained or any business conducted in said residential vehicle while such unit is parked or stored.

- (4) *The commercial or retail sale of mobile homes or recreational vehicles shall not be permitted under any circumstances from any mobile home park*

Charlottesville, VA

Chapter 15 – Motor Vehicles

Article V. – Stopping, Standing and Parking

Division 1. – Generally

Sec. 15-144. – Parking of busses, trucks, etc., between midnight and 6:00 a.m. No bus or van designed to carry more than twelve (12) passengers and no truck, van, trailer, semitrailer or recreational vehicle with more than two (2) wheels per axle shall be parked on any of the streets of the city between the hours of 12:00 midnight and 6:00 a.m. following of any day.

Chapter 34 – Zoning

Article II. – Overlay Districts

Division 1. – Flood Hazard Protection Overlay District

Sec. 3-258. – Elevation and construction standards.

Manufactured homes and recreational vehicles:

(i) All manufactured homes placed, or substantially improved, on individual lots or parcels, must meet all the requirements for new construction, including, without limitation, applicable elevation and anchoring requirements referenced in section 34-257 and this section 34-258.

(ii) All recreational vehicles placed on a site within an SFHA must: be on the site for fewer than one hundred eighty (180) consecutive days and must either: be fully licensed and ready for highway use, or meet all the elevation and anchoring requirements set forth within this division for manufactured homes.

Related Regulations from Other Virginia Cities

Article X. – Definitions

Sec. 34-1200. – Definitions

Recreational vehicle. When used within the city's floodplain management regulations (see Article II, Division 1), the term shall mean a vehicle which is: built on a single chassis; four hundred (400) square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily as temporary living quarters for recreational camping, travel, or seasonal use and not for use as a permanent dwelling. A recreational vehicle is deemed ready for highway use if it is on wheels or a parking system, is attached to a site only by quick-disconnect type utilities or security services, and has no permanent attached additions.

Colonial Heights, VA

Chapter 273 Vehicles and Traffic

Article II Stopping, Standing and Parking

273-27 Certain parking restricted in residential districts

- A. No vehicle in excess of 7,500 pounds shall be parked or left standing in any street of the City in any residential district thereof between the hours of 6:00 p.m. and 7:00 a.m., provided that between the hours of 6:00 p.m. on any Saturday and 7:00 a.m. on the Monday following, such parking shall be prohibited at all times.*
- B. It shall be unlawful for any person to park or permit to be parked on any public street or right-of-way in a residential district of the city, any trailer, boat or camper, including utility trailers, boat trailers and camper trailers, whose overall length exceeds 21 feet, or whose overall width exceeds eight feet, or whose overall height exceeds nine feet. However, all vehicles and trailers shall be allowed at any time while actually engaged in loading or unloading.*

This section shall not apply to any public safety, public works or public utility vehicles while on duty and actively engaged in required job functions.

Any trailer, boat or camper allowed to be parked on any public street or right-of-way in a residential district shall be properly attached to a motor vehicle suitable and capable of transporting such trailer, boat or camper.

Chapter 286 Zoning

Related Regulations from Other Virginia Cities

Article II Definitions and Use Types

286-320.16 Definitions

CAMPER A trailer that is pulled with a motorized vehicle that is fit or suitable for recreational camping which generally contains facilities for sleeping and cooking.

RECREATIONAL VEHICLE A vehicle which is

- (a) Built on a single chassis;*
- (b) 400 square feet or less when measured at the largest horizontal projection;*
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and,*
- (d) Not primarily designed for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.*

Article V Development Standards

286-518.05 Parking of commercial vehicle, recreational vehicle, utility trailer, boat, and camper in Residential District.

A. Any tractor-trailer combinations, tractors, trailers, tanker trucks, buses, dump trucks, or concrete mixer trucks shall not be placed, parked, or stored in residentially zoned districts.

B. Any box truck, bucket truck, flatbed truck, and tow truck shall be limited to no more than one per lot in residentially zoned districts and shall be located in the side or rear yard, behind the front line of the principal structure.

C. No more than a total of three of the following: recreational vehicles, recreational or utility trailers, boats, or campers shall be stored, placed, or parked in a residential district in the side or rear yard, behind the front line of the principal structure. No recreational vehicle, recreational or utility trailer, boat, or camper shall be stored, placed, or parked in a residential district in the front yard.

Related Regulations from Other Virginia Cities

Franklin, VA

Appendix D Zoning Ordinance

Article XIII M-1 Light Industrial District Use Regulations

13.2 Permitted Uses

(f) Mini-Storage Units

Except for purposes of loading and unloading, there shall be no parking or storage of vehicles including but not limited to trucks, trailers, moving vans, boats, and recreational vehicles.

Article XXI Floodplain Regulations

21.2 Definitions

RECREATIONAL VEHICLE

A vehicle which is:

- (1) Built on a single chassis;*
- (2) Four hundred square feet or less when measured at the largest horizontal projection;*
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and*
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.*

21.4 District Provisions

- (5) Recreational vehicles. Recreational vehicles placed on sites must either:*
 - a. Be on the site for fewer than 180 consecutive days; and*
 - b. Be fully licensed and ready for highway use; or*
 - c. Meet the permit requirements for placement and the elevation and anchoring requirements for manufactured homes in subsection 21.4(a)(4) hereinabove.*

Hopewell, VA

Chapter 22 – Motor Vehicles and Traffic

Article VI. – Stopping, Standing and Parking

Related Regulations from Other Virginia Cities

Sec. 22-101.1 Limitations on parking recreational vehicles and utility trailers in streets, etc.

It shall be unlawful for any person to park or store any recreational vehicles or utility trailers on any street, except as provided below:

(1) The chief of police, or his designee, in consultation with the city engineer, may issue at his sole discretion, a permit to be renewed annually authorizing the parking of a recreational vehicle, utility trailer, watercraft or trailers designed for the transport of watercraft in the public right-of-way based on standards and guidelines established by the department of public works and provided that:

a. It does not pose a threat to public health and safety; and

b. It is in good repair, and duly licensed and registered.

(2) The fee for such permit is thirty dollars (\$30.00). Each permit is subject to conditions on a case by case basis.

(3) For the purpose of this section, a recreational vehicle shall mean a vehicle designed for recreational use. Recreational vehicles shall include, but not be limited to: all-terrain vehicles (ATVs), boats, campers, canoes, jet skis, kayaks, rafts, and travel trailers.

(4) For the purpose of this article, oversized vehicle shall mean a vehicle that exceeds thirty (30) feet in length, nine (9) feet in width, or nine (9) feet in height. Oversized vehicle does not include light-duty pickup trucks and sport utility vehicles.

Appendix A – Zoning Ordinance

Article XVIII. – Development Standards

A– General Provisions-Citywide.

17. Trailers, recreational vehicles and oversized vehicles.

a. The parking or storage of trailers or semi-trailers, motor coaches or motor homes, recreational vehicles, and oversized vehicles in a residential or commercial district, except as hereinafter provided, is prohibited.

(1) A trailer or semi-trailer designed for vacation or camping purposes, a utility or boat trailer, and recreational vehicles may be parked or stored on private property in any district, and shall not be parked as to cause a visual obstruction to vehicular and pedestrian traffic.

Related Regulations from Other Virginia Cities

(2) A trailer or semi-trailer may be located in a commercial district for repairs to the trailer, sale of trailers, etc., in conjunction with an otherwise permitted use. Trailers or semi-trailers so parked shall not be used for housekeeping or sleeping quarters or accessory building purposes. This shall not be interpreted to prohibit commercial trailers from loading and unloading in a residential or commercial district.

(3) A trailer or semi-trailer may be located in a commercial or manufacturing district for use as temporary storage or loading, in conjunction with an otherwise permitted use for a period of two (2) to ninety (90) days; provided a fifteen-foot fire lane is maintained to any adjacent building and provided a visual obstruction is not created to the general public. A permit must be obtained from the director of development. There is no fee for such permit. Use in a commercial zone is limited to one (1) time per year.

(4) The parking or storage of motor coaches or motor homes in a residential district is prohibited, except that a duly licensed motor coach or motor home may be parked in a residential district for a period not to exceed forty-eight (48) consecutive hours for the purpose of loading and unloading, except that individuals with a handicapped parking permit shall be allow a period not to exceed seventy-two (72) consecutive hours for the purpose of loading and unloading. The motor coach or motor home shall not exceed one hundred two (102) inches in width. The motor coach or motor home shall not be used for housekeeping or sleeping quarters, or accessory building purposes.

(5) Recreational vehicles, and utility trailers may be parked or stored on private property in a residential district provided that:

i. Only two (2) recreational vehicles, utility trailers, and/or watercraft and trailers shall be parked on any lot zoned residential, outside of a totally enclosed building.

ii. All recreational vehicles, utility trailers, and/or watercraft and trailers shall be parked or stored in the driveway or rear yard;

iii. No recreational vehicles mentioned above may be used for housekeeping or sleeping quarters or accessory building purposes, or connected to utility services;

iv. All recreational vehicles, utility trailers, and/or watercraft and trailers are to be located no closer than five (5) feet to any property line or any other building or structure on the property.

b. The parking or storage of buses in a residential or commercial district is prohibited, except that a duly licensed and inspected school bus may be parked or stored on school board property in any district.

Related Regulations from Other Virginia Cities

c. For the purpose of this ordinance, trailer shall mean every vehicle without motive power designed for carrying property or passengers wholly on its own structure and for being drawn by a motor vehicle, and semi-trailer shall mean every vehicle or a trailer type so designed and used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another vehicle.

d. For the purpose of this ordinance, oversized vehicle shall mean a vehicle that exceeds thirty (30) feet in length, nine (9) feet in width, or nine (9) feet in height. Oversized vehicle does not include light-duty pickup trucks and sport utility vehicles.

e. For the purpose of this ordinance, a recreational vehicle shall mean a vehicle designed for recreational use. Recreational vehicles shall include, but not be limited to: All-terrain vehicles (ATVs), boats, campers, canoes, jet skis, kayaks, rafts, and travel trailers.

Lynchburg, VA

Chapter 35.2 – Zoning Ordinance

Article VII. – Specific Land Use Standards

Sec. 35.2-71.11. - Recreational vehicles.

Any owner of a travel trailer, boat and/or boat trailer, truck camper, inhabitable bus or recreational vehicle may park or store, but not inhabit, such equipment providing such equipment is located behind the building line of the main structure on the property and it is not over 22 feet in length or eight feet nine inches in height. This section shall apply to the parking or storing a vehicle for seven or more days within any 30-day period.

Manassas

Chapter 66 – Floods

Article II. – Floodplain Management

Division 3. – District Provisions

Sec. 66-85. – Recreational Vehicles

(a) Recreational vehicles placed on sites within a floodplain district shall:

(1) Be on the site for fewer than 180 days out of the preceding 365 days;

(2) Be fully licensed and ready for highway use; or

Related Regulations from Other Virginia Cities

(3) Meet the anchoring and elevation requirements for manufactured homes in section 66-81(e)(2).

(b) A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices and has no permanently attached additions.

Chapter 114 – Traffic and Vehicles

Article X. – Stopping, Standing and Parking

Division 3. – Limited Parking

Sec. 114-504.1. – Parking of trailers or recreational vehicles in residential areas prohibited; exceptions.

(a) It shall be unlawful for the owner, operator or driver, except while actively loading and unloading, to park a trailer on any public street, alley or other public property in a residential district within the city between the hours of 8:00 p.m. and 8:00 a.m. the following day.

(b) It shall be unlawful for the owner, operator or driver, except while actively loading and unloading, to park a recreational vehicle, watercraft trailer, or travel trailer on any public street, alley, or other public property in a residential district within the city for a period exceeding 48 uninterrupted hours; except a properly licensed recreational vehicle, used as temporary living quarters, may park on any public street, alley, or other public property in a residential district within the city for a period not to exceed five uninterrupted days.

(c) Notwithstanding any other definitions in this Code, for purposes of this section, the following words and phrases shall have the meanings set forth below:

Public property means property owned by the city that has been dedicated to public use and to which the general public is generally permitted to use.

Recreational vehicle means any vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, self-propelled or permanently towable by a light duty truck, and designed primarily for use as temporary living quarters for recreational, camping, travel or seasonal use.

Trailer means any vehicle on wheels, not powered by any type of internal combustion engine or electric motor, of any design which is used or may be used for commercial or private hauling or storage purposes and is intended to be towed or attached to a motor vehicle, not including watercraft trailers, and travel trailers.

Related Regulations from Other Virginia Cities

Travel trailer means a vehicle designed to provide temporary living quarters of such size or weight as not to require special highway movement permits when towed by a motor vehicle and having a gross trailer area less than 320 square feet.

Watercraft trailer means any new or used trailer specifically designed to carry a watercraft or a motorboat.

Martinsville, VA

Appendix B – Zoning Ordinance

Section XV: - Off-Street Parking and Loading

O. - Parking or storage of recreational vehicles, motor homes, boats, campers, or trailers in any district except C-3 Commercial, M-1 and M-2 Industrial and B-1 Business.

1. No motor homes, recreational vehicles, trailers or boats shall be parked on the public street right-of-way. No more than two (2) of any combination of the above cited vehicles shall be allowed. No parking of any of the above cited vehicles shall be permitted in a front yard of any lot. No such vehicles shall be used of any form of habitation and no such vehicle may be connected to a private or public utility.

2. Except as necessary for temporary construction activity, the storage or overnight parking of buses, school buses and commercial vehicles (including tractor and trailers) weighing over one ton is prohibited.

Petersburg, VA

Chapter 58 – Floods

Article II. – Floodplain Management

Division 1. Generally

Sec. 58-32. – Definitions

Recreational vehicle means, for purposes of this article, a vehicle which is:

(1) Built on a single chassis.

(2) Four hundred square feet or less when measured at the largest horizontal projection.

Related Regulations from Other Virginia Cities

(3) Designed to be self-propelled or permanently towable by a light duty truck.

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.

Division 3. – District Uses, Activities and Development

Subdivision II. – Floodway District

Sec. 58-97. – Manufactured homes, recreational vehicles.

The placement of any manufactured home or recreational vehicle within the floodway district is specifically prohibited.

Richmond, VA

Chapter 40, Zoning

Article VI. Supplemental Regulations

Division 5. Parking and Storage of Recreational Vehicles, Commercial Vehicles and Mobile Homes

Sec. 30-640.1. Recreational vehicles.

No recreational vehicle shall be occupied for dwelling purposes except within an approved travel trailer park nor shall any recreational vehicle be parked or stored in a front yard or required side yard of any lot in an R or RO district.

[Note: R is residential; RO is residential office]

Sec. 30-640.2. Personal and commercial vehicles and semitrailers.

No vehicle used for personal use that exceeds an empty weight of 6,500 pounds, semitrailer or commercial vehicle shall be parked or stored outside of a completely enclosed building on any lot in an R or RO district, except while loading or unloading. For the purposes of this section, a commercial vehicle is defined as a loaded or empty motor vehicle that exceeds an empty weight of 6,500 pounds, a trailer or a semitrailer, designed or regularly used for carrying freight, merchandise, or more than ten passengers, including buses, but not including vehicles used for vanpools. Empty weight shall be that which is identified as such for vehicle registration purposes by the state department of motor vehicles. This section shall not apply to any loaded or empty motor vehicles designed or regularly used for carrying passengers, including buses, which are

Related Regulations from Other Virginia Cities

accessory to a public or private school; a place of worship; or a philanthropic, charitable or eleemosynary institution.

[Note: R is residential; RO is residential office]

Article XII. Definitions

Sec. 30-1220. Definitions

.92 Recreational vehicle means a vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational or sporting purposes. The term "recreational vehicle" shall include but shall not be limited to travel trailers, pickup campers, camping trailers, motor coach homes, converted trucks and buses, and boats and boat trailers.

.124 Travel trailer means a portable vehicular dwelling on its own chassis intended to be towed by another vehicle and designed for short-term occupancy for travel, recreation and vacation use and containing 320 square feet of living space or less, with or without complete kitchen and sanitary facilities. A travel trailer shall be considered a recreational vehicle for the purpose of this chapter.

.125 Travel trailer park means a lot on which are located or which is arranged or equipped for the accommodation of two or more travel trailers or other recreational vehicles used for temporary dwelling purposes, with spaces for such available for rent on a daily or longer basis.

Roanoke, VA

Chapter 36.2 – Zoning

Article 4. – Supplemental Regulations

Sec. 36.2-425. - Parking or storage of recreational vehicles, motor homes, boats, campers, or trailers.

(a) A motor home, boat, truck camper, inhabitable bus, recreational vehicle, travel trailer, boat trailer, or other trailer may be parked or stored on a lot, but not inhabited for a period exceeding twenty-four (24) hours, in a residential district or in a CN or MX District, provided that such motor vehicle or equipment shall be:

- (1) Licensed for the current year;*
- (2) Located no closer to any street than the principal building; and*
- (3) Not over thirty-two (32) feet in length or nine (9) feet in height.*

(b) No motor home, boat, truck camper, inhabitable bus, recreational vehicle, travel trailer, boat trailer, or other trailer, not including a trailer

Related Regulations from Other Virginia Cities

which is used, designed, or maintained for the transportation of property for compensation or profit, shall be parked, stored, or left standing on any street or alley located in a residential district or in a CN or MX District, except for motor homes, recreational vehicles, or travel trailers which may be parked or left standing on such street or alley for up to but not exceeding ten (10) calendar days within any three-month period.

Staunton, VA

Title 18 Zoning

Division III. Supplementary Regulations Applying to a Specific, to Several, or to All Districts

18.130.010 Commercial vehicle and trailer storage and parking; maximum number and size and limitations on time.

Commercial vehicles and trailers of all types, including travel boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot used for residential purposes in accordance otherwise with applicable law except in accordance with the following provisions and as provided in Chapter 18.155 SCC:

(1) For each family living on the premises, not more than one commercial vehicle, which does not exceed 16,000 pounds gross vehicle weight rating and a vehicle height greater than eight feet, shall be permitted. Vehicle height shall be the distance, measured vertically, from the ground to the highest point of the vehicle, including any features such as toppers, racks, cargo boxes, or any other feature that performs a similar function, or mechanical and electrical equipment.

(2) For each family living on the premises, not more than one camping or travel trailer or hauling trailer or boat trailer shall be permitted and said trailer shall not exceed 24 feet in length, or eight feet in width; and further provided, that such trailer shall not be parked or stored for more than 48 hours unless it is located behind the front yard building line. A camping or travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area.

18.155 Temporary Uses

18.155.030 Temporary Uses

(5) Temporary Trailer or Recreational Vehicle Parking. In any district, a temporary use permit may be issued to a landowner (or the owner of the proprietary use in property) to permit the parking and occupation of trailers or recreational vehicles during the time of July 1st through and including July 7th of each calendar year. Such temporary use permit shall be at the sole and absolute discretion of the city manager of the city of Staunton, who shall take into account the location and size of the site proposed, traffic consideration, provisions for water and sewerage disposal, the proximity of the site to residences, complaints

Related Regulations from Other Virginia Cities

received from past usage and any other matters deemed pertinent by the city manager and he shall take into account the wishes and concerns of neighbors and adjoining property owners. The city manager shall ascertain that all local, state, and federal fire, safety and health ordinances, statutes and regulations are complied with and met. The permit shall state the number of such trailers or vehicles permitted on the site and any other conditions imposed upon the issuance of the permit. The landowner (or the owner of the proprietary use of the property) shall be responsible for compliance with the terms of the permit so issued. Applications hereunder must be made by June 15th of the calendar year of the request to the building official for the city of Staunton.

18.170 Floodplain Districts and Regulations

18.170.070 District Provisions

(f) Recreational Vehicles. Recreational vehicles placed on sites either shall: (i) be on the site for fewer than 180 consecutive days, and be fully licensed and ready for highway use; or (ii) meet the permit requirements for placement and the elevation and anchoring requirements for manufactured homes in subsection (1)(e) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Waynesboro, VA

Chapter 98. Zoning Ordinance

Article 3. Planned and Overlay Zoning Districts

3.3.5 Floodplain Overlay (-FO)

F. Prohibited and Allowable Development

5. Approval Conditions

(b) No recreational vehicles may be placed on sites except for non-residential use and then shall either be on the site for fewer than 180 consecutive days, or be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices, and has no permanently attached additions.

3.3.7 Specific Standards

D. Standards for Manufactured Homes, Mobile Homes and Recreational Vehicles

2. All recreational vehicles placed on sites must either

Related Regulations from Other Virginia Cities

- (a) Be on the site for fewer than 180 consecutive days;*
- (b) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions); or,*
- (c) Meet all the requirements for manufactured or mobile homes in §4.2.7 and this subsection D.*

Article 10 Definitions

10.3 General Terms Defined

RECREATIONAL VEHICLE: A vehicle which is: (1) Built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projection; (3) Designed to be self-propelled or permanently towable by a light duty truck; and (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use.

Comparison of Local Regulations to Other Virginia Cities

Table 1: Restrictions on the Placement of Recreational Vehicles (RVs), Boats, and Trailers

City/County	Permitted Areas	Comments
Bristol	Mobile Home Park (60 days or less) Private garage Rear yard at least 15 ft. from property line; private driveway	Restrictions do not specifically include boats, but do include a broad definition of RV which includes the trailer used to carry a boat
Charlottesville	Private property Public streets during the day (not between midnight and 6am)	Specifies <i>"recreational vehicle with more than two (2) wheels per axle"</i>
Colonial Heights	Non-residential districts Side or rear yard in residential districts (unless actively loading/unloading)	Limited to 3 per property
Danville	Non-residential districts Side yards (excluding RVs) Rear yards of residential districts	Limited to 2 per property Minimal restrictions in the floodplain
Franklin	Entire City, with some restrictions in the floodplain	Minimal restrictions in the floodplain
Hopewell	Private property (unless police issue a permit to use the right-of-way) Driveway or rear yard of residential properties if at least 5 ft. from property line or any structure Any commercial property if being actively repaired or sold and not causing visual obstruction of traffic	Limited to 2 per property Broad definition of RV including all-terrain vehicles (ATVs), boats, campers, canoes, jet skis, rafts, etc...
Lynchburg	Side or rear yard of private property	Size restricted to 22 ft. long, 8 ft. 9 in. tall Restriction only applies once the vehicle is stored for at least 7 days within a 30 day period

Comparison of Local Regulations to Other Virginia Cities

City/County	Permitted Areas	Comments
Manassas	<p>Non-residential districts</p> <p>Residential streets during the day (not permitted between 8pm and 8am unless loading/unloading)</p> <p>Residential streets for less than 48 consecutive hours if not properly licensed/registered</p> <p>Residential streets for 5 days or less if properly licensed/registered</p>	Minimal restrictions for the floodplain
Martinsville	Side or rear yard of any private property	Limited to 2 per property
Petersburg	Anywhere except the floodway district	
Pittsylvania County	<p>Non-residential districts</p> <p>Residential districts if not being used for occupancy</p>	
Richmond	<p>Non-residential districts</p> <p>Rear yard of any residential property</p> <p>Trailer parks</p> <p>Enclosed building on residential property if exceeding 6,500 pounds (exceptions for buses for school, non-profits, and religious institutions)</p>	

Comparison of Local Regulations to Other Virginia Cities

City/County	Permitted Areas	Comments
Roanoke	<p>Non-residential (excluding mixed-use districts) districts</p> <p>Residential (including mixed-use) property if in the side or rear yard</p> <p>Residential (including mixed-use) streets for 10 days or less within a 3 month period</p>	Size restricted to 32 ft. long or 9 ft. tall
Staunton	<p>Non-residential districts</p> <p>Side or rear yards of residential districts</p> <p>Front yard in residential districts for 48 hours or less</p>	<p>Limited to 1 per family on a property</p> <p>Size restricted to 24 ft. long or 8 ft. wide</p> <p>Minimal restrictions for the floodplain district</p>
Waynesboro	Anywhere for less than 180 consecutive days if licensed, ready for highway use, or meeting requirements of a mobile home	Minimal restrictions for the floodplain district