

**CITY OF PAPILLION
PLANNING COMMISSION
STAFF REPORT**

FEBRUARY 27, 2019 AGENDA

**ORD #1834
RECREATIONAL VEHICLES
ORDINANCE AMENDMENT
TC-19-0003**

I. GENERAL INFORMATION

A. APPLICANT:

City of Papillion – Councilmember Lu Ann Kluch

B. REQUESTED ACTION:

Approval of ORD #1834 to amend § 205-249D(4) having to do with the parking regulations for recreational vehicles.

C. BACKGROUND:

Councilmember Kluch is proposing the amendment in response to citizen input.

D. REGULATORY HISTORY:

In 1995, the Zoning Ordinance definition for Recreational Vehicle included both motorized vehicles and non-motorized trailers. Recreational Vehicles over 10 tons gross weight were not permitted to be parked on residential lots. All others were allowed but limited to being parked on a residential lot for a maximum of three consecutive days or 20 days total during a calendar year.

In 1999, the Zoning Ordinance definition for Recreational Vehicle included both motorized vehicles and non-motorized trailers. Recreational Vehicles other than campers and travel trailers were not permitted to be parked on residential lots because they were classified as Heavy Commercial Vehicles.

In 2010, the Zoning Ordinance was amended to regulate motorized recreational vehicles based on their class rather than weight. Non-motorized recreational vehicles (campers, fifth wheels, and pop-up campers) were removed from the definition of Recreational Vehicle and placed in the definition for Trailer. The change to regulating by class was recommended by the Police Department because it was difficult to determine the weight of a vehicle while class is listed on the registration. Placing all trailers types under a single definition was done to address citizen complaints that trailer regulations were inconsistent.

In 2017, the City Council's Public Safety Committee proposed an amendment to the parking regulations for recreational vehicles and trailers in response to citizen input. The Committee held a number of

meetings to direct the drafting of Ordinance #1764, which amended the Zoning Regulations pertaining to the parking of recreational vehicles and trailers on residentially zoned lots.

In 2017, City Council approved Ordinance #1764 to:

- Update to the definitions related to the regulation of the parking of recreational vehicles and trailers.
- Adopt the “box method” for regulating recreational vehicles and trailers.
 - One recreational vehicle or trailer that does not exceed a length of 20 feet, or a height of 12 feet, or a width of 10 feet is permitted to be parked in the front parking zone.
 - Any recreational vehicle or trailer that does not exceed a length of 35 feet, or a height of 12 feet, or a width of 10 feet is permitted to be parked in a street side, an interior side, or a rear parking zone. There is no limit to the number of recreational vehicles or trailers that may be parked within these zones.
 - Adoption of the Special Designated Recreational Vehicle Parking Permit (SDRVPP), which allowed any owner of a Class B or Class C motor home that was parked legally prior to the adoption of Ordinance #1764 to apply for a SDRVPP to allow such owner to continue to legally park the motor home on the property.
 - Extension of the loading and unloading allowance for larger recreational vehicles and trailers to five days per calendar month.

Prior to the adoption of Ordinance #1764, the Zoning Ordinance limited the length of trailers parked in residential districts to 20 feet since at least 1995.

II. ANALYSIS

A. REQUEST:

1. The proposed amendment is to:
 - i. Increase the length of a recreational vehicle or trailer that is permitted to be parked in a street side, an interior side, or rear parking zone from 35 feet to 45 feet.
 - ii. Correct an inadvertent error related to the loading and unloading period for recreational vehicles or trailers that are parked in the front parking zone. It was intended that the allowance for a loading and unloading period apply to recreational vehicles and trailers that exceed 20'; however, that was not clearly identified in the previously adopted ordinance.
2. The maximum length for a recreational vehicle or trailer that is permitted to be parked in a front parking zone will remain 20 feet. As

noted above, vehicles that exceed this length will be permitted to be parked in the front parking zone on residential lots for five calendar days per month to allow for loading and unloading.

B. RECREATIONAL VEHICLE CLASSIFICATION:

1. Motor homes are part of the classification of recreational vehicles. The three classes of motor homes are: Class A, Class B, and Class C. These are motor home industry standard classifications.

- i. Class A motor homes are typically built on a commercial bus chassis, a commercial truck chassis, or a motor vehicle chassis. They are typically between 21 feet and 40 feet in length.



- ii. Class B motor homes are typically built on a van chassis. They are typically between 16 feet and 21 feet in length.



- iii. Class C motor homes are typically built on a truck chassis and include a cabin chassis. They are typically between 20 feet and 30 feet in length.



2. Trailers are typically categorized as:

- i. Fifth-Wheel trailer -- A travel trailer designed to be affixed to, and towed by, a vehicle with a special hitch that attaches near the axel of the vehicle.



- ii. Folding camper trailer -- A light-weight unit with sides that collapse for towing or storage, and is sometimes referred to as a fold-down camper, pop-up trailer or tent trailer.



- iii. Hauling trailer -- A flatbed or box trailer designed to carry property and to be drawn by a motor vehicle, excluding a boat trailer with a boat on it.



- iv. Travel trailer -- A trailer designed and constructed to be used primarily for temporary living quarters for recreational purposes.



C. STAFF COMMENTS:

1. The proposed increase in length will primarily benefit the owners of: (i) Class A motor homes and (ii) trailers. Class A motor homes can exceed a length of 35 feet, which is the current length limitation for recreational vehicles. Class B and C motor homes typically meet the length limitation of 35 feet. Trailer owners will also benefit from the increase in length.

III. RECOMMENDATION

Councilmember Kluch requests approval of ORD #1834 (TC-19-0003) to address citizen concerns she has received related to the current ordinance's limit of 35 feet on the length of recreational vehicles permitted in the side, street side, and rear parking zones.

Staff does not have an opinion on the proposed amendment to the length of recreational vehicles permitted to be parked in the side, street side, and rear parking zones. However, staff does recommend approval of the amendment to correct the inadvertent error related to the loading and unloading period so that it clearly applies to all recreational vehicles that exceed 20 feet in length.

IV. COPIES OF REPORT TO:

Public upon request

V. ATTACHMENTS:

Legislative Tracked Version of Changes
Off-Street Parking Guide

Report prepared by:

Mark Stursma, Planning Director

Definitions

Personal Vehicle: A car, van, SUV, pickup truck, or motorcycle that is used primarily to transport people, not freight.

Commercial Vehicle - Light: A personal vehicle used for business that displays a business name, logo, or has any modification of the vehicle to carry business-related equipment.

Commercial Vehicle - Heavy: Any vehicle other than personal vehicles, light commercial vehicles, or recreational vehicles, such as semi-trucks, box trucks and farm machinery, etc.

Recreational Vehicle (RV): A motorized vehicle designed primarily for recreational or travel use, including motor homes, boats and ATVs.

Trailer: Any non-motorized vehicle designed to carry property and be pulled by a motorized vehicle, including but not limited to, all varieties of hauling trailers and travel/camper trailers.

Hard Surface: A ground surface covered with concrete, asphalt, cobblestones, bricks, sectional pavers, or other material that provides a stable and relatively impervious surface. A graded natural surface or surface with loose gravel is not considered a hard surface.

For questions or to report a code violation, contact:

**City of Papillion Code Enforcement
402-829-1183**

Code violations may also be reported to the **Mayor's Hotline** at: **402-827-1111** or **www.Papillion.org**



**City of Papillion
Building Department
122 East Third Street
Papillion, NE 68046**

OFF-STREET PARKING GUIDE

Parking Guidelines for Residential Areas





All Vehicles Must Be Parked on Hard Surface

All vehicles parked in a residential district must be parked on a hard surface connected to the public right-of-way or alley.

Personal Vehicles

There is no limit to the number of personal vehicles parked on a residential property, as long as they comply with city ordinances concerning nuisances and abandoned vehicles.

Commercial Vehicles

- Up to two **Light Commercial Vehicles** may be parked on a single residential lot.
- No **Heavy Commercial Vehicles** are permitted to be parked in a residential lot, except for two 48-hour loading/unloading occurrences per month.

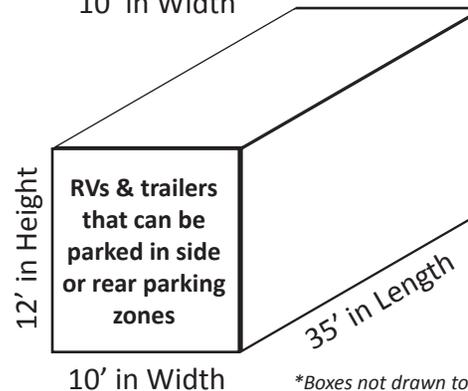
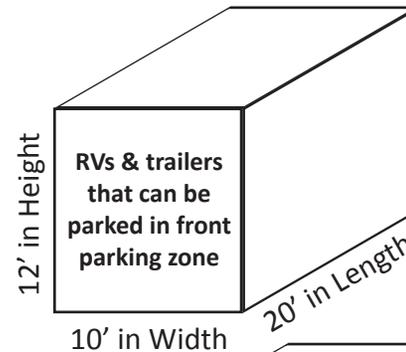
Vehicle Stacking

Personal and recreational vehicles may only be stacked on a trailer when the vehicle(s) being stacked can safely and legally be transported as cargo. Only one set of stacked vehicles is permitted in the front parking zone.

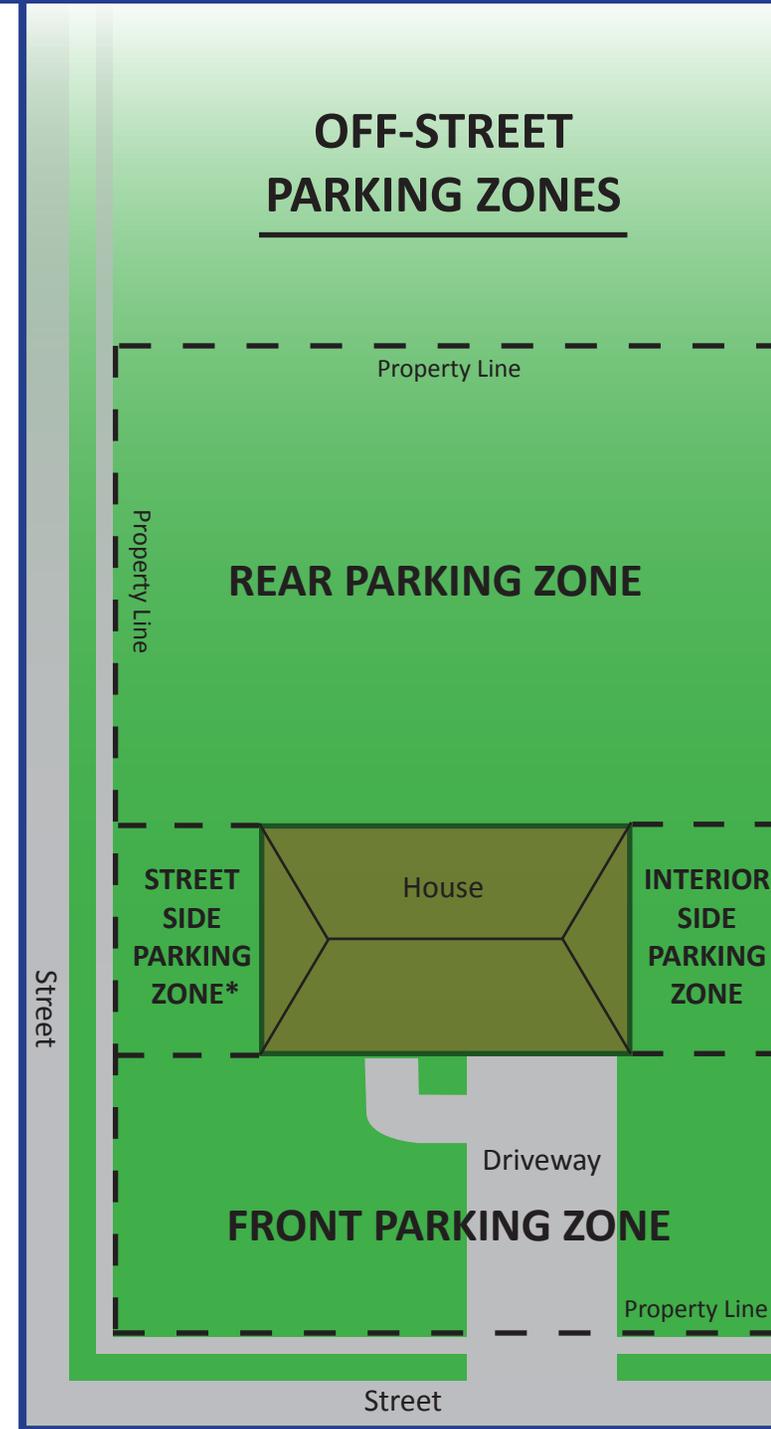
Recreational Vehicles and Trailers

- Only one RV or trailer that does not exceed 20'L x 10'W x 12'H can be parked in the front parking zone.
- RVs and trailers that do not exceed 35'L x 10'W x 12'H can be parked in the side or rear parking zone on a hard surface connected to the right-of-way.
- Trailer measurements do not include axle-level tongues or bumpers, but do include gooseneck or fifth-wheel style hitches.
- An RV or trailer of any length, height or width can be parked in a driveway for five days per month for loading and unloading.

RV and Trailer Maximum Size Limits



*Boxes not drawn to scale.



*If you have a street side parking zone, call the Planning Department for more details about parking requirements that may apply: 402-597-2077



Have questions?
Call Code Enforcement:
402-829-1183