

**Carson City  
Agenda Report**

**Date Submitted:** November 10, 2015

**Agenda Date Requested:** November 19, 2015

**To:** Board of Supervisors

**Time Requested:** 20 minutes

**From:** Community Development Department – Code Enforcement Division

**Subject Title:** For Possible Action: To provide direction to staff regarding possible amendments to the Carson City regulations relating to parking of recreational vehicles and utility trailers on public streets. (Lee Plemel, lplemel@carson.org)

**Staff Summary:** Based on a recent increase in citizen complaints to the Code Enforcement Division and public officials regarding RV’s and various types of trailers being parked on streets in residential neighborhoods, Supervisors Shirk and Bagwell have recommended placing an item on the Board agenda to discuss potential changes to the current regulations regarding the parking of such vehicles. RV’s may currently be parked on street during certain times of the year for up to five days for loading and unloading. The Board of Supervisors may initiate a zoning code amendment per CCMC 18.02.075(2).

**Type of Action Requested:** (check one)

Resolution

Ordinance (Second Reading)

Formal Action/Motion

Other (No Action)

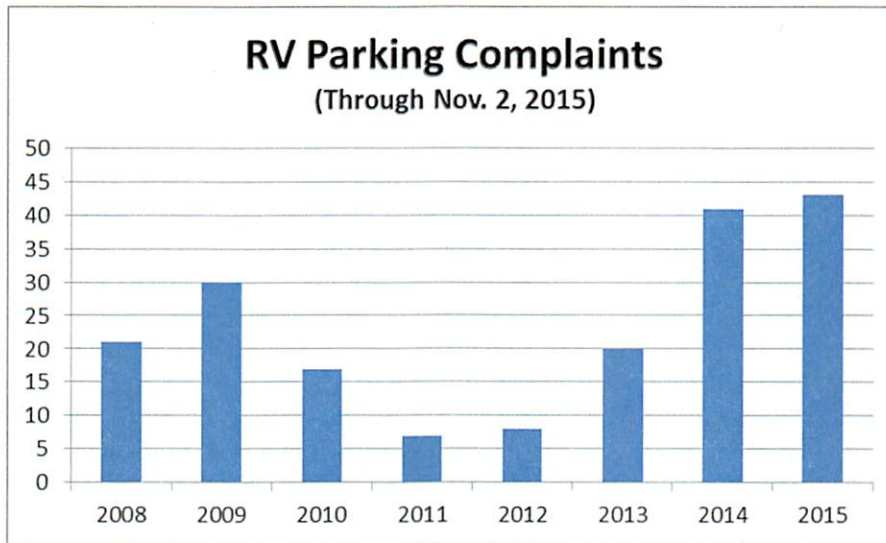
**Does This Action Require a Business Impact Statement:**  Yes  No

**Recommended Board Action:** (No action required. The Board may provide direction to staff by vote of a majority of the Board regarding what changes may be considered in order for staff to prepare an ordinance for the Board’s consideration.)

**Explanation for Recommended Board Action:** The Code Enforcement Division has recently been receiving more calls than in past years regarding RV’s and other types of trailers parking on streets in residential neighborhoods. Enforcement of the current regulations occupies a disproportionate amount of Code Enforcement staff time because they have to make multiple visits to the site to track parking duration. It can also be difficult to ultimately get enforcement—which has to be through the courts—when RV owners just move the RV around on the street to avoid parking time limits at any given location.

In addition to RV parking issues, boats and various types of utility trailers are not currently covered under the RV parking ordinance and, therefore, there are no time limits for boats and trailers being parked on streets other than standard vehicle on-street parking limitations (72 hours).

The following graph shows the number of RV parking complaints submitted to the Code Enforcement Division from 2008-2015.



The current RV parking regulations were first adopted in 2005 after a lengthy stakeholder public participation process. Following are the pertinent current code sections relating to on-street RV parking:

*8.10.040 - Definitions.*

1. *"Hard surface" means six inches (6") of decomposed granite or gravel graded and compacted to development standards or two inches (2") of asphalt or cement concrete.*
2. *"Highway" shall have the meaning ascribed to it by CCMC 10.04.250.*
3. *"Parked" means short term occupation by a recreational vehicle of a portion of a street for less than seventy-two (72) hours.*
4. *"Recreational vehicle" means and includes the following:*
  - a. *"Camping trailer" means a folding, temporary dwelling structure mounted on wheels and designed for travel, recreation or vacation use, which includes its own towing vehicle.*
  - b. *"House trailer" shall have the meaning ascribed to it by CCMC 10.04.270.*
  - c. *"Motor home" means a portable, temporary dwelling designed for travel, recreation or vacation use, which is constructed to be an integral part of a self-propelled vehicle.*
  - d. *"Park trailer model" means a portable temporary dwelling unit containing its own wheels and designed for travel, recreation or vacation use.*
  - e. *"Pick-up coach" means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation or vacation.*
  - f. *"Toy"—"Cargo hauler" means a temporary dwelling, combined recreational vehicle and/or cargo hauler, designed for travel, recreation or vacation use, which may be a self-propelled vehicle or include its own towing vehicle.*
  - g. *"Travel trailer" means a vehicular portable structure, built on a chassis designed to be used as a temporary dwelling for travel, recreation or*

*vacation, and having a body width not exceeding eight (8) and one half feet and a body length not exceeding sixty (60) feet, not including its own towing vehicle.*

5. *"Sidewalk" shall have the meaning ascribed to it by CCMC 10.04.560.*

6. *"Storage" means long term occupation by a recreational vehicle of a portion of a street for more than seventy-two (72) hours.*

*8.10.050 - Recreational vehicle parking on public streets.*

*A recreational vehicle may be parked on a city street subject to the following restrictions:*

1. *Recreational vehicles may not be parked or stored on city streets in any zoning district from November 1 through March 31 except for loading or unloading purposes, not to exceed seventy-two (72) hours.*

2. *From April 1 through October 31, a recreational vehicle may not be parked on a city street for more than one (1) one hundred twenty (120) hour period in any thirty (30) day period except for loading or unloading purposes, not to exceed seventy-two (72) hours.*

3. *A recreational vehicle may not be parked on a city street without the permission of the lawful occupant of the property abutting the street where the recreational vehicle is parked. No part of a parked recreational vehicle may extend past that portion of the street which abuts the property for which permission has been given. No wires, houses or other conduits may cross sidewalks, public walkways, public right-of-way or the property of another.*

There are two primary recommendations from Code Enforcement staff for the Board of Supervisors to consider based on conversations with Supervisors Shirk and Bagwell:

1) Add boats and utility trailers to the list of vehicles that must be parked in accordance with RV standards. This would treat all types of towed vehicles equally and address complaints regarding vehicles and trailers that some may consider to be of a commercial nature.

2) Limit the on-street parking of RV's, boats, and utility trailers on residential streets to only those times when the owner is actively engaged in the loading or unloading of the vehicle. This would make enforcement of the parking regulations much easier and clearer for RV/trailer owners to understand as well as the neighbors who complain about such vehicles, and it would be consistent with current City regulations regarding the parking of "commercial vehicles" in residential neighborhoods. Under this type of regulation, RV and trailer owners would have to find a location on their property, or in a non-residential area, or at a storage facility to park their vehicle when not actively engaged in loading activities.

Depending on the recommendations by the Board of Supervisors, staff will prepare an ordinance to bring back to the Board at a future meeting for consideration.

Based on research conducted by Carson City Code Enforcement staff, the following is how other jurisdictions in Northern Nevada address RV parking.

Douglas County—Regulations include any and all trailers, boats, watercraft, snowmobiles, motorhomes, etc., which are not allowed to be parked on the street except for loading/unloading for up to 48 hours. Code Enforcement addresses compliance on a complaint bases. (Douglas County Code section is 20.660.150, Paragraph C[4])

City of Reno—Does not have a specific trailer/RV ordinance. They use a standard parking requirement for all vehicles, 48 hours maximum after which it has to be moved to another parking spot. Their parking enforcement division handles enforcement, not their code enforcement division.

City of Sparks—Regulations cover any and all recreational type trailers, boats watercraft, snowmobiles, and motorhomes, but does not specify utility-type trailers. They are not allowed to be parked on the street except for loading/unloading for up to 48 hours. Code Enforcement handles enforcement on a complaint basis. (Sparks Municipal Code 20.35 and 10.48.030)

Washoe County—Does not have a specific trailer/RV ordinance. They use a standard parking requirement for all vehicles, 72 hours maximum, enforced by the County Sheriff's Department.

If you have any questions regarding this item, contact Lee Plemel at [lplemel@carson.org](mailto:lplemel@carson.org) or 283-7075.

**Applicable State, Code, Policy, Rule or Regulation:** CCMC 18.02.075 (Zoning Code Amendments); 8.10 (Recreational Vehicle Parking).

**Fiscal Impact:** N/A



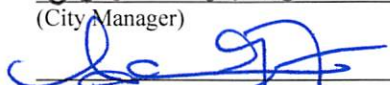
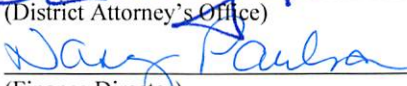
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** Provide other direction to staff regarding RV parking code modifications or do not modify the ordinance.

**Supporting Material:** N/A

**Prepared By:** Lee Plemel, Community Development Director

<b>Reviewed By:</b>  _____ (Community Development Director)	Date: <u>11-9-15</u>
 _____ (City Manager)	Date: <u>11/9/15</u>
 _____ (District Attorney's Office)	Date: <u>11/9/15</u>
 _____ (Finance Director)	Date: <u>11/9/15</u>

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)