16.12.111: PARKING RESTRICTIONS IN RESIDENTIAL ZONES:

(1) Private Recreational Vehicles (RVs) In Residential Zones: Generally, RVs may be parked or stored on any legal lot in a residential zone subject to the restrictions set forth herein. As used herein, "private recreational vehicle" (RV) includes motor homes, travel trailers, boats, camping trailers, truck campers, enclosed cargo trailers with no business name or logo visible, flatbed trailers, ATVs/motorcycles with associated trailers and other recreational vehicles and equipment.

(a) Occupiable RVs: As used herein, "occupiable RV" includes RVs equipped with habitable areas such as sleeping area, kitchens, bathrooms, but does not include tent trailers, small van conversions, and campers that are not subject to the restrictions set forth herein.

(i) A maximum of two (2) occupiable RVs shall be allowed to be parked or stored on any legal residential lot with an occupied home.

(ii) The two (2) occupiable RVs shall be parked behind the front of the primary residence in the side or rear yard areas and screened by a solid six foot (6') fence.

(iii) Occupiable RVs parked in the side yard may be parked in the required side setback area.

(iv) Occupiable RVs parked in the rear yard shall not be parked in the required rear setback area.

(v) Occupiable RVs shall not be parked or stored on any vacant lot prior to the construction of the primary residence.

(vi) Occupiable RVs shall be kept in reasonable repair and operable condition.

(b) Nonoccupiable RVs: As used herein "nonoccupiable RV" includes any RV not defined as occupiable.

(i) Nonoccupiable RVs shall be parked in the side or rear yard areas and screened by a solid six foot (6') fence.

(ii) A maximum of four (4) nonoccupiable RVs exceeding six feet (6') in height shall be allowed in side and rear yards.

(iii) There is no limit to the number of nonoccupiable RVs less than six feet (6') in height when screened by a solid six foot (6') fence.

(iv) Nonoccupiable RVs shall not be parked or stored on any vacant lot prior to the construction of the primary residence.

(v) Nonoccupiable RVs shall be kept in reasonable repair and operable condition.

(c) Exceptions:

(i) A maximum of one occupiable or one nonoccupiable RV shall be allowed to be parked in the front setback area when lot constraints prevent it from being parked in the side or rear yards. RVs stored in the front yard shall be parked on a hard surface (concrete, asphalt, or gravel) and shall provide clear views at driveways pursuant to section 16.11.117 of this title. RVs stored in front yard areas shall not be parked or stored on driveways (including circular) that front the primary residence except to load and unload.

(ii) An occupiable RV may be occupied temporarily by family members or guests of the owner for a period of not greater than thirty (30) days in any consecutive one hundred eighty (180) day period.

(iii) One occupiable RV may be parked on a residential lot during the construction of the primary residence.

(iv) There shall be no limit to the number of RVs stored in an enclosed garage.

(v) An RV may be parked in the front yard for a maximum of seventy two (72) hours for loading and unloading purposes.

(vi) A motor home, or a travel trailer attached to a tow vehicle, may be temporarily parked up to ten (10) days on a public road fronting the lot by special permit. See subsection 9.08.103(7)(c) of this code.

(vii) A maximum of one RV is allowed to be parked in the front yard area when the front yard area extends behind the minimum required front setback line, provided the RV is parked behind the required front setback line.

(viii) A maximum of two (2) RVs are allowed to be parked in the side or rear yard without a six foot (6') solid fence.