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 And Nonoccupiable RVs:

(i) 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.

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

(b) RV Parking:

(i) A maximum of one occupiable RV and two (2) nonoccupiable RVs shall be allowed to be parked or stored in the side or rear yard areas on any legal residential lot with an occupied home without a solid screen fence.

(ii) If the number of RVs exceeds the number allowed in subsection (1)(b)(i) of this section, they shall be parked in the side or rear yard areas and screened from view by a solid five foot (5') fence or behind the primary residence.

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

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

(vii) There is no limit to the number of nonoccupiable RVs when screened from view by a solid five foot (5') fence or parked behind the primary residence.

(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.

(2) Commercial Vehicles In Residential Zones: Generally, commercial vehicles are prohibited from being parked or stored on legal lots (including vacant lots) in all residential zones. As used herein, the term "commercial vehicle" includes trucks exceeding two (2) tons and all construction equipment such as backhoes, graders, skid loaders, Bobcats, trailers, and other similar equipment. (Ord. 2008-02, 2008)

(a) Exceptions:

(i) Up to two (2) vehicles used in association with a licensed home based business that are capable of being parked in the garage and limited to a maximum size of one ton gross vehicle weight. (Ord. 2017-17, 2017)

(ii) One service type truck not exceeding two (2) tons shall be allowed to be parked on a legal lot in a residential zone, provided it is parked on a hard surface (concrete, asphalt, or gravel), clear views are maintained pursuant to section 16.11.117 of this title, it is parked in the side or rear yard when feasible, and it is eight feet (8') or less in height. When lot constraints prevent parking in the side or rear yard, the service truck may be parked in the front yard area, including the driveway fronting the garage.

(iii) Commercial vehicles used in a business may be parked in a residential zone when making pick ups or deliveries or when being used in conjunction with the performance of a service on a property within a residential zone.

(iv) Commercial vehicles may be parked on property in a residential zone when such is being used in conjunction with a current construction/building permit.

(v) Commercial vehicles owned and operated by Ivins City and private contractors performing services for Ivins City during the performance of such services.

(vi) Commercial vehicles owned and operated by utility companies or their contractors performing services within the residential zone during the performance of such services.

(vii) Agricultural vehicles and equipment, including commercial vehicles, used in conjunction with an allowed agricultural use.

(viii) Commercial vehicles used for personal, noncommercial use, provided they are parked in an enclosed garage and limited in size to a Case M Series 2 loader class backhoe or comparable and/or a skid loader Case 400 series or comparable. (Ord. 2008-02, 2008)