

CITY OF BATAVIA

DATE: November 8, 2016
TO: Plan Commission
FROM: Joel Strassman, Planning and Zoning Officer
SUBJECT: Discussion – Recreational Vehicles on Residential Properties

Background

Last year, the Plan Commission recommended, and the City Council approved amendments to the Zoning Code ([Ordinance 15-10](#) and [Ordinance 15-37](#)) addressing recreational vehicles (RVs) on residential properties. The Zoning Code allows RVs on single family and R2 Two Family Residential zoned properties provided:

1. the RV is owned by the occupant of the residence on the property;
2. the RV is unoccupied;
3. the RV is located entirely over a hard surface (paved or paver blocks);
4. the hard surface beneath the RV connects to a paved driveway that extends to the street, and
5. the RV is no closer than 5 feet to an interior side or rear property line.

In response to an RV complaint received by an Alderman, the City Council requested the Plan Commission review the Zoning Code's regulations regarding RVs and to recommend changes if warranted. The Commission can determine if the existing regulations sufficiently address the issue of RVs on residential properties and if not, it can recommend amendments to the Zoning Code to sufficiently address the issue.

To aid in the conversation, staff suggests the Commission consider the following issues that are applicable to RVs on residential properties:

- Appropriateness of allowing any RVs on the property, other than in an enclosed building
- Regulating RVs based on vehicle length
- General location on the property (e.g. rear setback area only)
- Proximity to front and corner side, and to rear and interior side property lines
- Visual impact from streets and/or adjacent properties
- Length of duration the RV remains on the property or in a specific location on the property (i.e. time limits for periodic loading/unloading and/or seasonal preparation)

Staff provides no specific recommendations on what, if anything should be changed. As stated in the current regulation, RVs should continue to be owned by the occupant of the dwelling, not be occupied, be located on and accessed directly from the street by a hard surface, and be no closer than 5 feet from interior side and rear property lines. New requirements, if deemed appropriate, may further restrict RVs.

Attached is a selection of RV regulations from neighboring municipalities. The Commission may consider specifics of what these municipalities require and whether any is appropriate to consider for Batavia.

Staff Recommendation

Staff recommends the Commission discuss the issue of RVs on single family and two family zoned properties. If the Commission feels any change to the Zoning Code should be considered, the Commission should specify such changes and direct staff to schedule a public hearing to take testimony from the public on potential Zoning Code text amendments. Staff would schedule this hearing in December or January.

Attachment: Selection of Zoning Regulations for Recreational Vehicles on Residential Properties

c Mayor and City Council
Department Heads
Media

Selection of Municipal Zoning Code Regulations for Recreational Vehicles on Residential Properties

Aurora, IL (population 198,151)

G. Additional Regulations for outdoor storage, parking or standing of personal or commercial recreational vehicles, boats or trailers.

- i. Purpose. The presence of recreational vehicles, boats or trailers, and other certain motor vehicles that, by virtue of their design, type, or characteristics, are not customary and incidental to the use or occupancy in a residential district may be detrimental to the surrounding area. These said vehicles intrude upon the visual aesthetics, may create excessive noise, and can impair the free flow of traffic within a residential neighborhood. The purpose of this section is to provide regulations that would prohibit or restrict the ways in which recreational vehicles are parked or stored, thereby reducing such negative impacts upon the adjacent property owners or the neighborhood as a whole.
- ii. Location and Storage. No recreational vehicles, boats or trailers may be parked on public right of way. As such, vehicles, boats or trailers shall be in an unused, unoccupied fully stored state and at no time shall a parked or stored recreational vehicle be used for living, sleeping, or other purposes while on the zoning lot. In addition, no recreational vehicle shall be connected to electric, gas, water, or sanitary sewer service.
- iii. Surfacing. Any recreational vehicles, boats or trailers parked or stored outside shall be accessible only from a residential driveway and on an approved all-weather surface no more than 30 feet in length and consisting of either asphalt, brick, or concrete in the form of continuous ribbon strips a maximum of 2 feet in width or grass pavers, either for the full width of the vehicle or in the form of continuous ribbon strips a minimum of 2 feet in width. Surfacing requirements shall also meet the lot coverage requirements contained in specific zoning district.
- iv. Screening. Any recreational vehicles, boats or trailers parked or stored outside shall be reasonably screened from adjoining properties as provided herein. Screening shall be to an opacity of not less than seventy-five (75) percent, be a minimum of six (6) feet above grade, and not exceed eight (8) feet in height. Screening may be accomplished by berming, landscaping at seven canopy tree equivalents per 100 feet of storage perimeter, solid fencing, or wall construction. For fencing limitations in residential districts refer to the Fencing and Wall Section under Residential Specific Regulations of Chapter B.
- v. Required Setbacks. The above stated required setback regulations shall apply with the exception that recreational vehicles may be parked in required front and exterior side yards only if the following conditions are satisfied:
 - a. The vehicle is used daily and is the owner's principal means of transportation to and from their place of employment.
 - b. The length of the vehicle shall not exceed twenty-five (25) feet.
- vi. Loading and Unloading. For a period not to exceed 48 hours prior and subsequent to a trip, a recreational vehicles, boats or trailers may be parked in the driveway in the required front yard or exterior side yard for the purposes of loading and unloading. Parking of a recreational vehicles, boats or trailers for a five-day time frame per each calendar month for loading and unloading purposes may take place in the required front yard without the necessity of complying with the above stated Surfacing, Screening or Required Setbacks provision. This time frame may be reasonably extended by the zoning administrator to accommodate additional loading and unloading.

Geneva, IL (population, 21,517)

11-11A-5: - PARKING AND STORAGE OF CERTAIN VEHICLES:

- A. Only one *recreational vehicle* may be parked or stored behind the established setback line on a residential lot. A *recreational vehicle* may be parked or stored in a side or rear yard only. Only one *recreational vehicle* may be parked in the street yard for a period not to exceed twenty four (24) hours for loading and unloading. No recreational vehicle shall be used for living, sleeping or housekeeping purposes on any zoning lot within the city.
- B. On corner lots, the required street setback shall not be used for the parking or storing of passenger vehicles and/or recreational vehicles.
- C. All parking and storage of vehicles (passenger vehicles and recreational vehicles) shall be on an improved surface (concrete paved, blacktop or brick pavers).

(Ord. 95-28, 5-1-1995; Ord. 95-79, 12-18-1995; Ord. 96-54, 9-16-1996)

Naperville, IL (Population 142,310)

6-2-7: - TRAILERS AND RECREATIONAL VEHICLES:

1.

Applicability: These regulations shall apply to all trailers and recreational vehicles as defined below, in all zoning districts, except the R5 district. They shall apply to all trailers and recreational vehicles other than the mobile homes permanently affixed to the ground and used as a principal residence.

RECREATIONAL VEHICLE: Any camping trailer, motor home, mini-motor home, travel trailer, truck camper or van camper used primarily for recreational purposes, as defined in the Illinois Motor Vehicle Code; as well as vehicles including, but not limited to, all-terrain vehicles, boats, snowmobiles, watercraft, and other similar vehicles.

TRAILER: Every vehicle without motive power in operation designed for carrying persons or property and so constructed that no part of its weight rests upon the towing vehicle.

2.

Location Of Trailers And Recreational Vehicles: Storage and parking of trailers and recreational vehicles shall be regulated as follows, except as otherwise provided in Subsections 6-2-7.3 and 6-2-7.4 of this Section:

2.1.

Only one trailer or *recreational vehicle* shall be located outside of a fully enclosed building or structure on any lot or parcel of land, provided however, that when such trailer or *recreational vehicle* is provided in conjunction with a use located in the business or industrial districts, said restriction shall not be applicable.

2.2.

The storage and parking of said trailer or *recreational vehicle* is subject to the following location requirements:

2.2.1.

Trailers and recreational vehicles shall only be located in the rear or interior side yard;

2.2.2.

Trailers and recreational vehicles shall not be located in the required front or corner side yard, except as provided in Subsections 6-2-7.3 and 6-2-7.4 of this Section; and

2.2.3.

Trailers and recreational vehicles shall not be located closer than five (5) feet to any lot line.

2.3.

Trailers or recreational vehicles, which are located outside of a fully enclosed building or structure, shall be screened from the property line with fences or walls six (6) feet in height, or landscaping of at least seventy-five percent (75%) opacity, such as nondeciduous plantings, six (6) feet in height at time of planting. Said screening shall be located either along the perimeter of the lot where the trailer or recreational vehicle is stored, or along the perimeter of said trailer or *recreational vehicle*.

2.4.

In any zoning district, the wheels or any similar transporting devices of trailers or recreational vehicles shall not be removed except for repairs; nor shall said trailer or *recreational vehicle* be otherwise immobilized or affixed to the ground, unless it is stored in a fully enclosed building or structure.

2.5.

The use of any trailer or *recreational vehicle* shall be in accordance with the provisions of Titles 5, "Building Regulations", and 8, "Public Utilities", of this Code.

3.

Parking Of Recreational Vehicles: Recreational vehicles may be parked on the driveway within the required front yard or corner side yard setback, provided:

3.1.

The *recreational vehicle* shall be used daily and shall be its owner's principal means of transportation; and

3.2.

The length of the *recreational vehicle* shall not exceed twenty-five (25) feet in length; and

3.3.

The *recreational vehicle* does not exceed the maximum curb weight for motor vehicles in residential districts as set forth in Subsection 6-2-20.2.1 of this Chapter.

4.

Temporary Storage And Parking Of Trailers And/Or Recreational Vehicles: A trailer or *recreational vehicle* may be temporarily placed, kept or maintained upon any lot or parcel of land for a period not to exceed the following:

4.1.

Time Period: Three (3) times per month for no more than forty-eight (48) hours per occurrence for loading and unloading purposes.

4.2.

Recreational Vehicles: An aggregate of fourteen (14) days (which may or may not be consecutive) within a period of thirty (30) days for storage if such recreational vehicle is owned by a guest of the occupants of the residence.

4.3.

Trailers: Trailers associated with an approved permit from the City of Naperville which are located on property during the allowable construction hours as defined in Subsection 6-14-4.1 of this Title and Subsection 5-2B-8.5 of this Code.

(Ord. 07-011, 1-16-2007)

North Aurora, IL (population, 16,760)

13.12 – Recreational vehicles in residential districts.

For the purposes of this section, recreational vehicles shall include campers, motor homes, boats (and other watercraft), pop-up campers, and utility trailers.

- A. No *recreational vehicle* shall be parked or stored in front yard or corner side yard off-street parking facilities on residential premises except during the following periods:
 - 1. Friday noon to Monday noon, inclusive.
 - 2. April 15 to April 30 and October 1 to October 15, both inclusive.
 - 3. Upon written request by permit issued by the code enforcement office, for a continuous period not to exceed fourteen (14) days for the parking of recreational vehicles owned by temporary house guests. Such special circumstance permits shall be limited to one per guest family during each six-month period.
- B. No recreational vehicles shall be parked or stored on property in any zoning district unless located in a fully enclosed permanent structure; except that one recreational vehicle not located in a fully enclosed permanent structure may be parked or stored behind the front building elevation on a residential lot. Temporary storage tents for recreational vehicles shall not be considered such a structure.
- C. All parking and storing of recreational vehicles shall be on a hard surface as identified in [section 13.8](#)(C).
- D. No *recreational vehicle* shall be used for living, sleeping, or housekeeping purposes in any zoning district.

(Ord. No. 12-08-20-02, § 2, 8-20-2012; Ord. No. 13-10-07-02, § 1, 10-7-2013; Ord. No. 14-04-21-02, § 1, 4-21-2014)

St. Charles, IL (population, 32,982)

17.24.130 – Recreational vehicles

- A. No recreational vehicle shall be parked on private property in such a manner as to impair the safety of pedestrians or vehicular traffic, for example, by obstructing visibility in such a manner that could impair the safe entrance and exit of any vehicle from and upon adjacent properties, or the safety of pedestrians in the public right of way or on private property.
 - B. Not more than one recreational vehicle may be parked or stored outdoors on a lot in an RE, RS, or RT district. Between October 15 and April 15, a recreational vehicle parked or stored out of doors on a lot in an RE, RS, or RT district shall not be located within the required front yard or required exterior side yard, except for a period not to exceed forty-eight (48) hours within any one week period for loading and unloading.
 - C. All parking and storing of recreational vehicles shall be on a hard surface such as portland cement concrete, bituminous concrete, or concrete or clay pavers; parking on gravel or crushed stone shall not be considered a hard surface.
 - D. No recreational vehicle shall be used for living, sleeping or housekeeping purposes in any zoning district, except in an RE, RS, RT or RM residential district a recreational vehicle may be so used for a period not to exceed (7) seven consecutive days and no more than three (3) times per calendar year. ([2008-Z-36](#): § 3; [2005-Z-3](#): § 1; [2000-Z-26](#): § 1; [1999-Z-7](#): § 1; [1960-16](#))
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Warrenville (Population 13,190)

A. In Residential Districts - General

A single recreational vehicle as defined herein may be parked or stored on a lot having a minimum area of 7,000 square feet and containing a single-family detached dwelling unit. One additional recreational vehicle may be parked or stored on such lot for each additional 20,000 square feet of lot area over 7,000 square feet. No more than three recreational vehicles shall be parked or stored on any single residential lot. Outdoor overnight parking and storage of recreational vehicles is not permitted on lots containing attached single-family dwelling units (town homes) or apartments unless it involves the parking of a travel van, 20' or less in length, regularly used for daily personal transportation unrelated to recreation or camping, in which case the City Council, by motion, may authorize such overnight outdoor parking.

B. Parking in Residential Districts

Recreational vehicle parking (as defined herein) shall either be (1) in a garage or (2) on the driveway or widening thereof, (3) in rear yards, interior side yards, front yards and corner side yards provided all portions of such vehicles are parked a minimum of 3' from the garage and/or principal building and 5' from all lot lines (see Appendix) unless the Recreational Vehicle being parking is 5' or less in height, in which case it may be parked not less than 1' from a side or rear lot line if adjacent to a solid wood fence with a minimum height of 1' foot taller than the height of the adjacent Recreational Vehicle and installed on the same property on which the Recreational Vehicle is parked.

C. Storage in Residential Districts

Recreational Vehicle storage (as defined herein) is not permitted in (actual) front yards or (actual) corner side yards. All portions of street legal motorized travel trailers shall be on the driveway or widening thereof. Other recreational vehicles may be stored on a nonpaved surface, provided that the yard area is not torn up and no permanent ruts are created. All recreational vehicles shall be stored a minimum of 3' from the garage and/or principle building, and 5' from interior side lot lines and rear lot lines (see Appendix) unless the Recreational Vehicle being stored is 5' or less in height in which case it may be stored not less than 1' from a side or rear lot line if adjacent to a solid wood fence with a minimum height of 1' taller than the height of the adjacent Recreational Vehicle and installed on the same property on which the Recreational Vehicle is stored.

D. Storage/Parking in Other Districts

Storage and Parking of one Recreational Vehicle on a single lot in the M District and in non-residential districts shall be subject to the requirements related to outdoor storage and parking setback regulations.

E. Temporary Use of Recreational Vehicles

Occasional use of travel trailers, camping trailers, truck campers and similar vehicles for not more than seven (7) days out of a thirty (30) day period twice per calendar year as sleeping quarters will be permitted. No connections or use for living quarters will be allowed as listed below:

1. Connection to sewer
 2. Connection to water for other than filling or maintenance equipment
 3. Cooking with equipment
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West Chicago (Population 27,086)

(14) Recreational vehicles.

- a. The following types of recreational vehicles shall be restricted in size as follows:
 1. Travel trailer, thirty-five (35) feet or less in length and not to exceed eight (8) feet in width.
 2. Camper trailer (pop-up), twenty-four (24) feet or less in length and not to exceed five (5) feet six (6) inches in height, stored in a collapsed position.
 3. Watercraft, thirty-five (35) feet or less in length, but not to exceed twelve (12) feet in height, either mounted on a boat trailer or not mounted; also boat trailer without boat mounted.
 4. Motor home, forty (40) feet or less in length and not to exceed twelve (12) feet in height.
- b. Not more than one (1) recreational vehicle shall be parked on any one (1) lot. No recreational vehicle shall be parked on any one (1) lot where the outdoor overnight storage of a commercial vehicle is present.
- c. The parking of a recreational vehicle shall be prohibited in the required front yard, actual front yard, and required corner side yard between October 15 and April 15.
- d. A recreational vehicle shall not be located closer than five (5) feet to the rear lot line and shall not be located closer than three (3) feet to the side lot lines.
- e. The parking area, permanent or temporary, shall be paved.
- f. Outdoor overnight parking and storage of recreational vehicles shall not be permitted on lots containing apartment units/condominiums.
- g. Occasional use of travel trailers or other recreational vehicles shall be permitted as set forth in [Section 6.8](#).
- h. Any recreational vehicle that does not comply with regulations established herein shall be removed or made to comply with said regulations by May 1, 2008.

Wheaton (Population 53,022)

2. Recreational Vehicle Parking Restrictions.

On any residential lot within any residential or institutional zoning district, a maximum of one (1) recreational vehicle per dwelling unit on said lot may be parked out-of-doors in conformance with the following restrictions:

- a. The owner of the recreational vehicle must be an occupant of the home where the vehicle is parked.
- b. Any non-motorized or motorized recreational vehicle shall be parked or stored only behind the front of a house and shall be set back at least five feet (5') from the rear lot line, and three feet (3') from the side lot line. On corner lots, the vehicle shall also be located behind the wall of the house adjacent to the side yard facing a street.
- c. Any recreational vehicle owned by guests of the home may be parked anywhere on a lot up to fourteen (14) days every six (6) months.
- d. Notwithstanding anything in this section to the contrary, any recreational vehicle may be parked anywhere on a lot for a period not to exceed seventytwo (72) hours for the purpose of loading, unloading, maintenance or repairs of said vehicle. A recreational vehicle may be parked for a greater period of time for the purpose of loading, unloading, maintenance or repairs, provided the owner of said recreational vehicle receives permission from the Director of the City's Building & Code Enforcement Department.
- e. All recreational vehicles shall be properly licensed and registered.
- f. All boats must be covered with a boat cover designed for its intended purpose; tarps are not permitted.