

**ROSEVILLE**  
**REQUEST FOR COUNCIL DISCUSSION**

Date: 02/08/10

Item No.: 13.g

Department Approval

City Manager Approval



Item Description:      Recreational Vehicle Regulations Discussion

1    **BACKGROUND**

2    Councilmember Pust requested that the City Council have a discussion regarding the storage of  
3    recreational vehicles (RVs) within the City of Roseville at a future City Council meeting. Staff  
4    has provided a memo from Don Munson, Building Codes Coordinator, regarding Roseville's RV  
5    regulations.

6    **POLICY OBJECTIVE**

7    Not applicable

8    **BUDGET IMPLICATIONS**

9    Not applicable

10   **STAFF RECOMMENDATION**

11   Not applicable

12   **REQUESTED COUNCIL ACTION**

13   The City Council should discuss setting a meeting date for further discussion regarding  
14   regulations regarding the storage of RVs in Roseville.

Prepared by:      Patrick Trudgeon, Community Development Director (651) 792-7071

Attachments:      A: Memo from Don Munson regarding RVs dated April 24, 2009



## Community Development Department

# Memo

**To:** Pat Trudgeon, Community Development Director  
**From:** Don Munson, Building Official  
**Date:** 04-24-2009  
**Re:** Recreational Vehicles and Trailers – Recommended City Code Revisions

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### Recreational Vehicles and Trailers

Roseville's City Code is in need of revisions to those sections that address both recreational vehicles and trailers. The present city code uses wording that is outdated and it references state statute criteria that no longer exists.

Revising these city code references will be complicated because they involve many different vehicle types, many different code sections and many different types of complaints. This memo identifies some of the issues and problems staff encounter. In addressing these issues and problems, overall concepts should first be discussed with Council, then specific wording changes/recommendations could be brought back later. If our first approach to Council includes specific wording changes, they will drown in details.

The first section of this memo identifies issues; the second identifies options and recommendations. This memo also breaks down the different types of recreational vehicles and trailers into 4 categories:

- Motorized Recreational Vehicles
- Towed Recreational Vehicles
- Commercial Trailers
- Small Utility Trailers

**Issues:** This section identifies the types of complaints the city gets and some other issues.

- **Motorized Recreational Vehicles:**

- The City receives many complaints about motorized RV's: parking on the grass on residential lots (a violation), parking on driveways blocking views (not a violation), parking in streets creating a sight/safety hazard (not a violation).



Winnebago on the grass (a violation)



RV on driveway (not a violation)



RVs in the driveway (no violation) blocking views



- **Towed Recreational Vehicles:**

- The City receives many complaints about towed RV's: stored on the grass on residential lots (a violation), parking on driveways blocking views (a violation after three days), parking in streets creating a sight/safety hazard (not a violation).



Towed RV on the grass (a violation)



RV on driveway (a violation)

- **Commercial Trailers:**

- City gets complaints about large commercial type trailers being parked on a residential driveway (after 2 hours a violation) and on grass (a violation). Large commercial trailers are being seen on residential properties more & more often as more people work from home.



Comm. trailer on street (not a violation)



Comm. trailer on driveway (a violation)

- **Small Utility Trailers:**
  - These are the small single axel, single wheel trailers typically seen in residential areas. They are allowed to be stored indefinitely in side and rear yards, and, for a maximum of three days in a front yard. They rarely generate complaints (unless they are full of junk/debris).
  
- **City Code:**
  - Roseville's City Code refers to 'Campers and Camper Busses' (Section 407.03 Q D) which is an out-dated reference that does not apply to the recreational vehicles seen today. Today we see motorized RV's, large towed RV's and the old pop-up campers.
  - Roseville's City Code refers to the state classifications of Class A & B trailers with a maximum capacity of 1,500 lbs (Section 407.01A). These do not exist anymore. The smallest state license now, is up to a capacity of 3,000 lbs.
  - The definition for a 'recreational vehicle' is found in Section 1002 and for a 'vehicle' is found in 407.01. These definitions are out-dated and need to be revised and coordinated (with any new code changes).
  
- **Miscellaneous:**
  - Very strong emotions on both sides of the RV issue. Some want to keep RV's on their property, some hate seeing them outside their window, especially all year long.
  - In the summer residents keep small pop-up campers on the front driveway for over the allowed 3 days (staff only pursues these in the winter). In the winter residents keep small snowmobile trailers on the front driveway for over the allowed 3 days (staff only pursues these in the summer).
  - Many side/rear yards are inaccessible and owners can't get the small allowed trailers into those areas (a violation if stored in the front yard- over three days).
  - Since most RV's don't really create blight on the neighborhood, they should be minimally regulated.

## **Options/Recommendations:**

- **Motorized Recreational Vehicles:**
  - Options:
    - Treat as any other motorized vehicle.
    - Enforce the 2,000lbs maximum capacity rule restricting these to 2 hours in a residential area.
    - Allow to be parked on the grass.
  - Recommendation: Treat motorized RV's as any other motor vehicle; allowed on driveways and in streets indefinitely, but not allowed to be parked on grass.
    - Complaints would continue about visibility dangers and unsightliness.
    - Some residents will pave a large portion of their front yards in order to park an RV there.
- **Towed Recreational Vehicles:**
  - Options:
    - Consider RV trailers the same as motorized RV's.
    - Create specific rules for the different types of RV trailers.
    - Consider RV trailers the same as commercial trailers.
    - Adhere to the old 2,000 lb distinction (to be 3,000 lbs) – this would allow some RV trailers (larger than the small utility trailers) in side/rear yards and would generate complaints.
  - Recommendation: Create specific rules:
    - Allow manufactured RV trailers to be considered as motorized RV's and treat them like any motorized vehicle (allowed on a driveway indefinitely). This would generate the fewest complaints.
    - Allow pop-up campers to be treated as typical small trailers so they can be stored in side/rear yards indefinitely.
- **Commercial Trailers:**
  - Options:
    - Continue to regulate them as the city code does now (not allowed in a residential zone for over 2 hours).
    - Allow larger trailers and closed type trailers on residential lots for longer periods – this would generate many complaints.

- Recommendation:
  - Restrict trailers over 3,000 lbs (considered commercial type) to a maximum of two hours in a residential area. City Code now restricts trailers over 2,000 lbs, however, state licensing has changed and now the smallest trailer license is 3,000 lbs.
    - ✓ More and more of the large open and closed type trailers (dual wheel and dual axel types) are being seen throughout the city. These are typically used for commercial purposes and they generate complaints from neighbors.
- **Small Utility Trailers:**
  - Options:
    - Keep the present code concept of allowing small utility trailers in side/rear yards but change to match the state's 3,000 lb classification.
    - Do not allow trailers to be stored indefinitely in side or rear yards – this would generate a huge number of complaints as residents mostly want these allowed.
  - Recommendation:
    - Keep the present code concept and allow open and closed utility trailers (under 3,000 lb capacity) in side or rear yards indefinitely. Continue to restrict these trailers to a maximum of three days on a front yard driveway.
      - ✓ The code needs to be changed because it references state classifications that no longer exist. City Code now has a maximum of 1,500 lbs but state licensing has changed and increased the smallest license to 3,000 lbs.
- **Miscellaneous:**
  - City Code:
    - City code addresses trailers in Sections 1002 (definitions), 407 (definitions), 407.02 L&M, 407.03 Q. All need to be reviewed, revised and re-written.
    - Boats are also intermingled in Section 407. Needs minor changes because presently you can place a boat and trailer indefinitely on the front yard on the grass, or leave a boat (not on a trailer) on the front yard grass indefinitely.
  - Recommend limiting the current practice of allowing persons to live in an RV, whether parked on a driveway or in the street. Limit this to 7 days (when people come to visit and stay in an RV, staff receives many calls from concerned neighbors – especially when the RV is parked in the street. Also, we've had 'employees' living in RV's and vans, this scares the neighbors).

**EXAMPLES OF TRAILERS GERNERATING COMPLAINTS**





