

Item # 59

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Parking Recreational Vehicles on Private Residential Property

DEPARTMENT: Planning & Development DIVISION: Planning Division

AUTHORIZED BY: Donald S. Fisher CONTACT: Tony Walter EXT. 7375

Agenda Date 10/14/03 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Staff is seeking direction from the Board of County Commissioners to:

1. Proceed immediately to change the Land Development Code to include regulations establishing standards restricting parking of recreational vehicles on private residential property, or
2. Include consideration of establishing standards addressing the issue of parking recreational vehicles on private residential property as part of the major update to the Land Development Code, or
3. Do not proceed any further with this issue at this time.

District - County Wide

Tony Walter, Principal Planner

BACKGROUND:

At the August 12, 2003 Board of County Commissioners meeting, the Commission directed staff to prepare a briefing addressing the parking of recreational vehicles in residential neighborhoods in Seminole County. Staff will brief the Commission on the research presented in the attached discussion paper.

Attachment: Discussion Paper: Parking Recreation Vehicles on Private Residential Property.

Reviewed by:	_____
Co Atty:	_____
DFS:	_____
Other:	<u>MW</u>
DCM:	<u>SS</u>
CM:	<u>KL</u>
File No	<u>bpdp01</u>

Parking Recreation Vehicles on Private Residential Property

Purpose:

The purpose of this discussion paper is to provide the background needed for the Board of County Commissioners to determine if they want to direct staff to amend the Land Development Code to include standards restricting parking of recreational vehicles on private residential property in unincorporated Seminole County and if so, how to proceed.

Current Standards:

Currently the Seminole County Land Development Code (LDC) does not have standards that restrict the parking of recreational vehicles on private residential property. Section 30.1221 of the LDC states that each single family, duplex, multi family and mobile home must have two (2) off-street parking spaces for each dwelling unit. Section 30.1222 states that the location of this parking should be on the same lot as the main building being served.

The Vision 2020 Comprehensive Plan does recognize the relationship between the visual quality of neighborhoods and the quality of life in Seminole County. In the design element of the Plan one of the key objectives is to “Preserve and protect neighborhoods by strengthening their internal physical design features and their connection to neighboring activities.” The plan also recognized that “Beauty adds value to a community” and that “the image of urbanized areas and neighborhoods comes from the street.” Vehicles parked on or adjacent to neighborhood streets do impact the perception of the neighborhood.

Policy DES 3.1: Preservation and Enhancement of Existing Neighborhoods reflects the County’s position. It states that the County will continue to coordinate with the State of Florida to assist homeowners in the identification of homeowners associations to encourage design standards and programs to protect, preserve and enhance existing neighborhoods.

The issue of restricting parking of recreational vehicles on private property has been brought to the BCC several times in the last 10 years. To date the Commission has opted not to include more stringent regulations in the LDC to address parking of recreational vehicles on private residential property opting to encourage home owners associations (HOA) as an avenue to address this issue.

Research:

Orange County:

Recreational vehicles may be stored, unoccupied, if the vehicle is parked in the rear or side yard, is owned by the lot owner or occupant, is screened with a fence, wall or vegetative screening a minimum of 6’ in height and is required to have a permit for storing the vehicle from the zoning department.

The Orange County code defines a recreational vehicle to include travel trailers, camping trailers, truck campers, park trailers, tents and motor homes.

Orange County Staff Comments - The recreational vehicle restrictions are adequate. However, the ordinance does not address boats parked in driveways, which seems to be the topic of most concern of Orange County residents.

City of Orlando:

Recreational vehicles may be parked in side or rear yards provided the vehicle is ten and one-half (10 ½) feet or less in height and twenty-five (25) feet or less in length, is parked on paved parking surface accessible from the street by an approved driveway, is screened from adjacent properties by a solid wall or fence six (6) feet in height, is set back at least five (5) feet from the side and rear property line and is not parked in a required parking space.

Recreational vehicles may also be parked in front driveways solely for the purpose of loading and unloading for a period not to exceed thirty-six (36) hours.

Orlando Staff Comments – They find this hard to enforce and question the need for paved parking and improved access to street. Visual inspection of vehicles parked in rear yards is very difficult so they rely on complaints to initiate an investigation.

City of Altamonte Springs:

Recreational equipment may be parked in the side or rear yard, provided that no more than one side yard on any property is used for such purposes and that no part of the equipment may be parked between any structure, accessory structure and the front yard. This section is intended to restrict such parking in front yards as commonly construed. If it is not possible for a recreational vehicle to park on the side or rear yard because of permanent obstacles (e.g. trees over five years of age, buildings, etc.) then the vehicle may be parked in the front yard provided no part of the vehicle shall encroach closer than five feet from the right-of-way or property line.

Exceptions include parking for a period not to exceed 72 hours in any seven-day period for loading and unloading. Guests may park for up to 10 days in the driveway, or in the side or rear yard, provided that at least 30 days elapses before such guest parking will be permitted on the same property.

Recreational equipment may be parked in a driveway or an approved prepared area adjacent to such driveway for not more than 24 hours in any one week. Recreational equipment includes recreational vehicles, boats, trailers, travel trailers, pickup campers or coaches, tend trailers, houseboats, self-propelled van-type campers, motor homes and similar vehicles or items.

Altamonte Springs Staff Comments – Recreational equipment/vehicles is in the same section as commercial vehicles which causes confusion. There are also questions about what constitutes recreational equipment, e.g. race cars.

Florida Association of Code Enforcement:

Staff also researched other communities inside and outside of Florida. Of those communities sampled, most allow front yard parking on improved surfaces. They limit the amount of the front yard that can be used for parking of all vehicles and equipment. They all restricted any parking that would block the sidewalk including the sidewalk across the driveway area. And all enforce their regulations with citations and fines (\$25 - \$200). One community does refer repeat offenders to their code enforcement agency.

Discussion:

In the past the County has opted not to enact parking requirements on private residential property. However, many HOAs do have deed restrictions similar to those discussed above. The HOAs with these parking restrictions police themselves so we do not have data on the number of violations they encounter. Within unincorporated Seminole County, Code Enforcement experiences five (5) complaints per year on average.

As pointed out by several communities, enforcement of restrictions are difficult due to the potential volume of new complaints, the inability to see what is taking place in back yards, determining how long a recreational vehicle has been parked for loading or unloading, how long since the last guest parked a vehicle on a particular property, and determining what constitutes recreational equipment/vehicles. Including the types of restrictions reviewed here may impact the number of code enforcement complaints and or the number of variances requested.

Staff has looked in depth at ordinances from two cities and one adjacent county. There are many other cities and counties in the region, the state and the country that either do or do not have recreational vehicle parking requirements. The consulting team that will redraft the Land Development Code should have experience and data from many jurisdictions dealing with recreational vehicle and equipment issues that can shed more light on this issue and provide a broader perspective of the pros and cons of how this can or if this should be addressed in the Land Development Code.