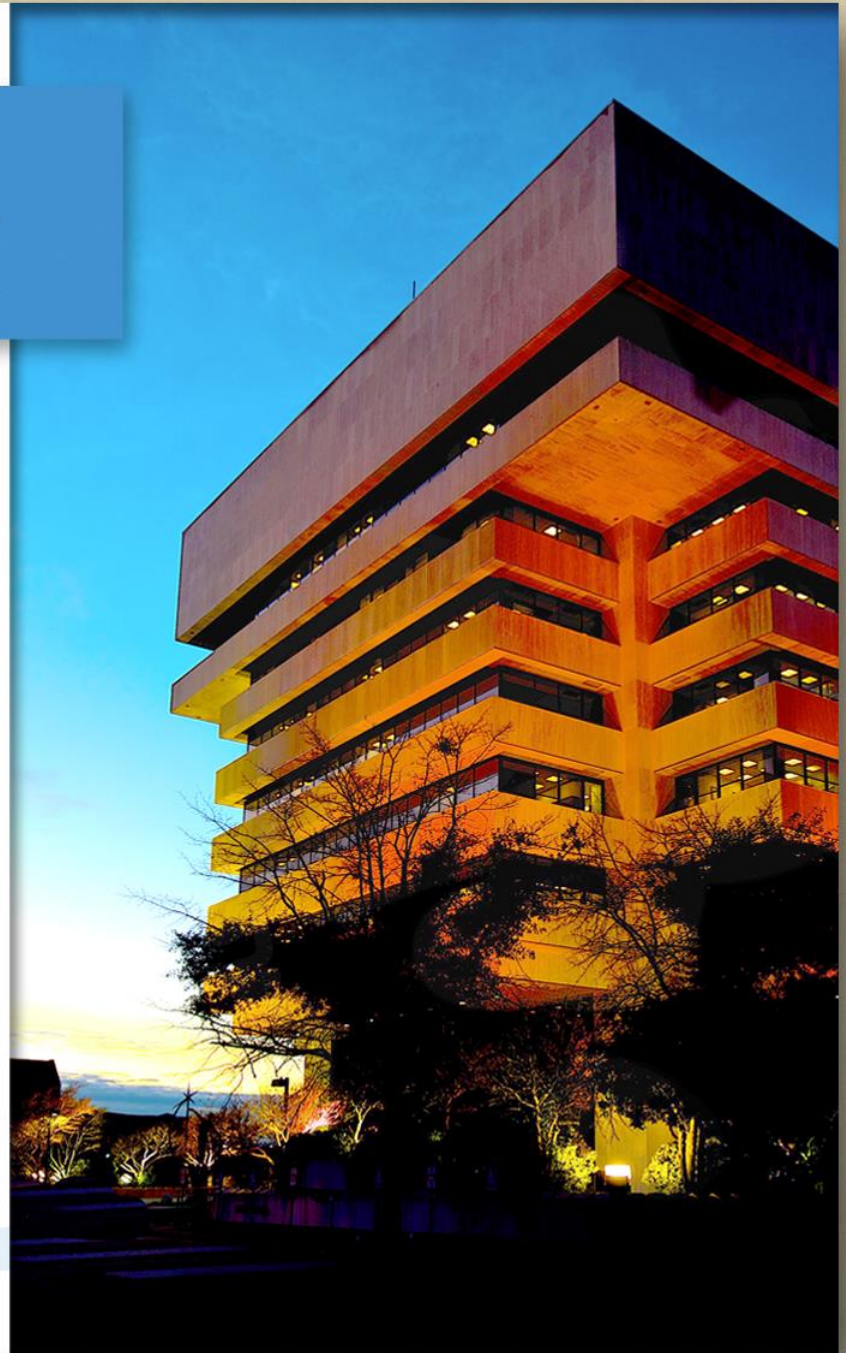


HAMPTON VA

**Items 20-0236
& 20-0238**

Changes to Recreational Vehicle Regulations

**City Council
September 9, 2020**



History of the Issue

- Spring of 2016: RV parking regulations suspended
- Fall of 2016: Neighborhood Commission Engaged
- Spring of 2017: Staff presents issues and options
- Fall of 2017 Community Meeting Held
- Winter 2017: Council hears results & requests greater community input
- Fall 2018: Focus group meetings held

Current RV Regulations

- Recreational vehicle is defined as:
“A travel trailer, camper, coach, motorized dwelling, pickup camper, coach, converted bus, tent trailer or similar device used as a portable residential dwelling, boat, and amphibious houseboat, and any utility trailer used for transporting any of the above named vehicles, whether occupied by such vehicle or not.”

Current RV Regulations

- Permitted on **residential** lots:
 - No greater than **28' long X 8' wide X 10' tall**
 - Meets **accessory structure setbacks**
 - **Not parked in a front yard**, except when loading or unloading (max 48 hours)
- If a recreational vehicle does not meet the requirements, it must be stored off-site

Challenges with Current Regulations

- Difficult to enforce
 - Loading/unloading exception
 - Height and length not easy to determine
 - Ability to move recreational vehicles
- Industry standards have evolved over time

Community Consensus

- Repeal the current ordinance
- Separate lots over 5 acres and with at least a 100' front yard setback from other lots
- Assure side yard clearance for public safety personnel
- Treat all street frontages like front yards
- Separate motorhomes from all other recreational vehicles



Proposed Definitions

- **Motorhome** – A type of recreational vehicle having two or more axles and providing transient accommodations, such as bedding, cooking, and dining facilities
- **Towed recreational equipment (TRE)** - Trailers, trailered vehicles and equipment, utility trailers, boats, jet skis, all-terrain vehicles, single-axle pull-behind campers, and other similar vehicles and equipment

Proposed Definitions

- Strike “Recreational vehicle”
- Remove “Transient” definition from the “Hotel” definition

Proposal

What lots are affected?

- Lots containing one, two family, or duplex residences

Proposal

How many are permitted on a lot less than five acres?

- 2 total
 - 1 may be a motorhome
 - Can max out with:
 - 1 motorhome + 1 TRE
 - Or 2 TRE

Proposal

How many are permitted on a lot five acres or greater?

- 4 total
 - 2 may be motorhomes
 - Can max out with:
 - 1 motorhome + 3 TRE
 - Or 2 motorhomes + 2 TRE
 - Or 4 TRE

Proposal

What if one is parked in a garage or stored in a shed?


- Any motorhomes or TRE's parked or stored in a wholly enclosed garage or shed ***DO NOT*** count toward the total

Proposal

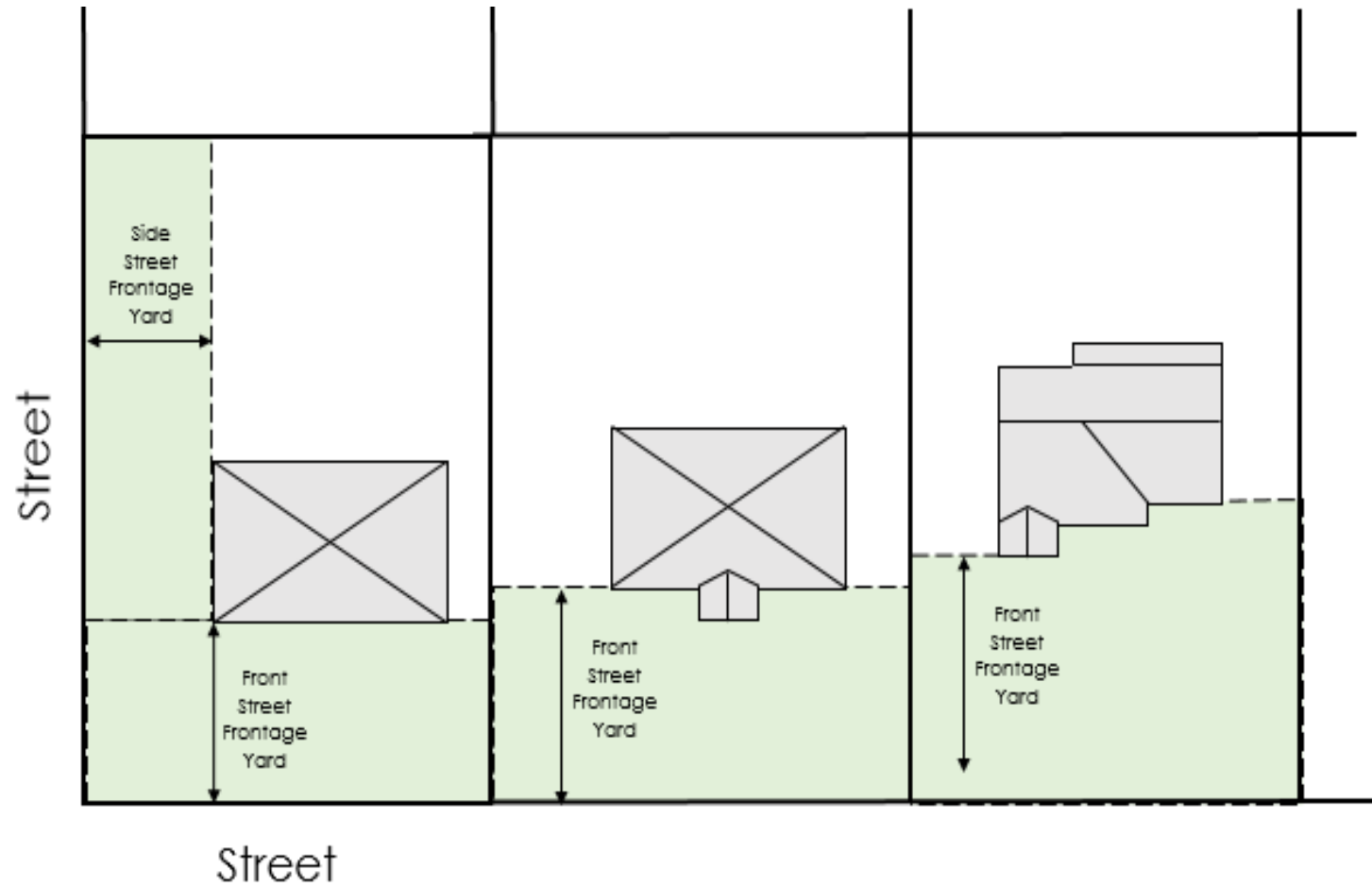
On lots less than 5 acres, where can motorhomes and TRE's be parked?

- In a garage or shed
- On an improved driveway
- 1 in a front or side street frontage yard

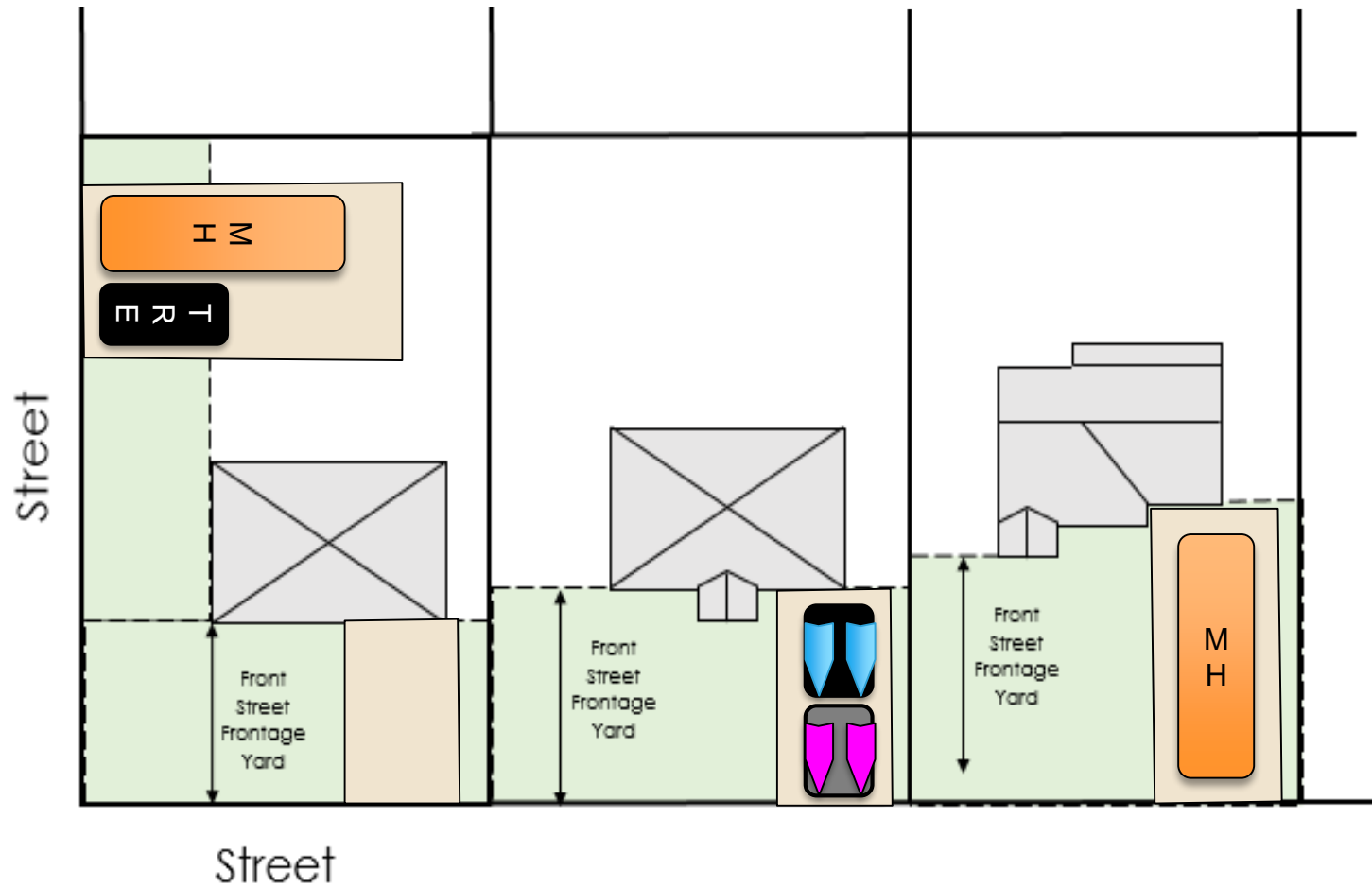
Proposal

- Continue to ban living in a motorhome or towed recreational equipment
 - Requires a minimum 3' setback from adjacent property
 - Requires motorhomes and towed recreational equipment to be parked so as to not block emergency escape access
- 

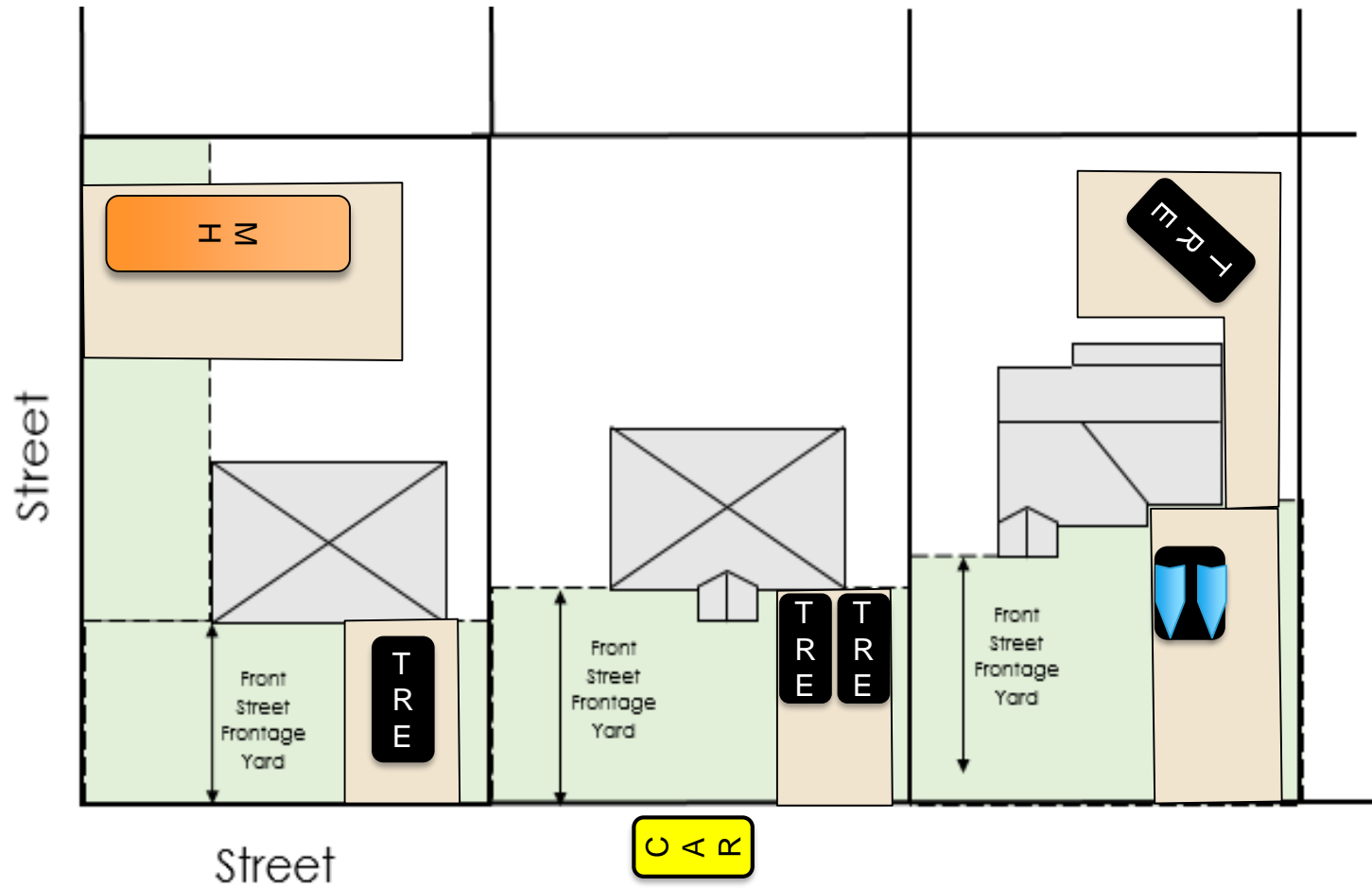
Street Frontage Yard



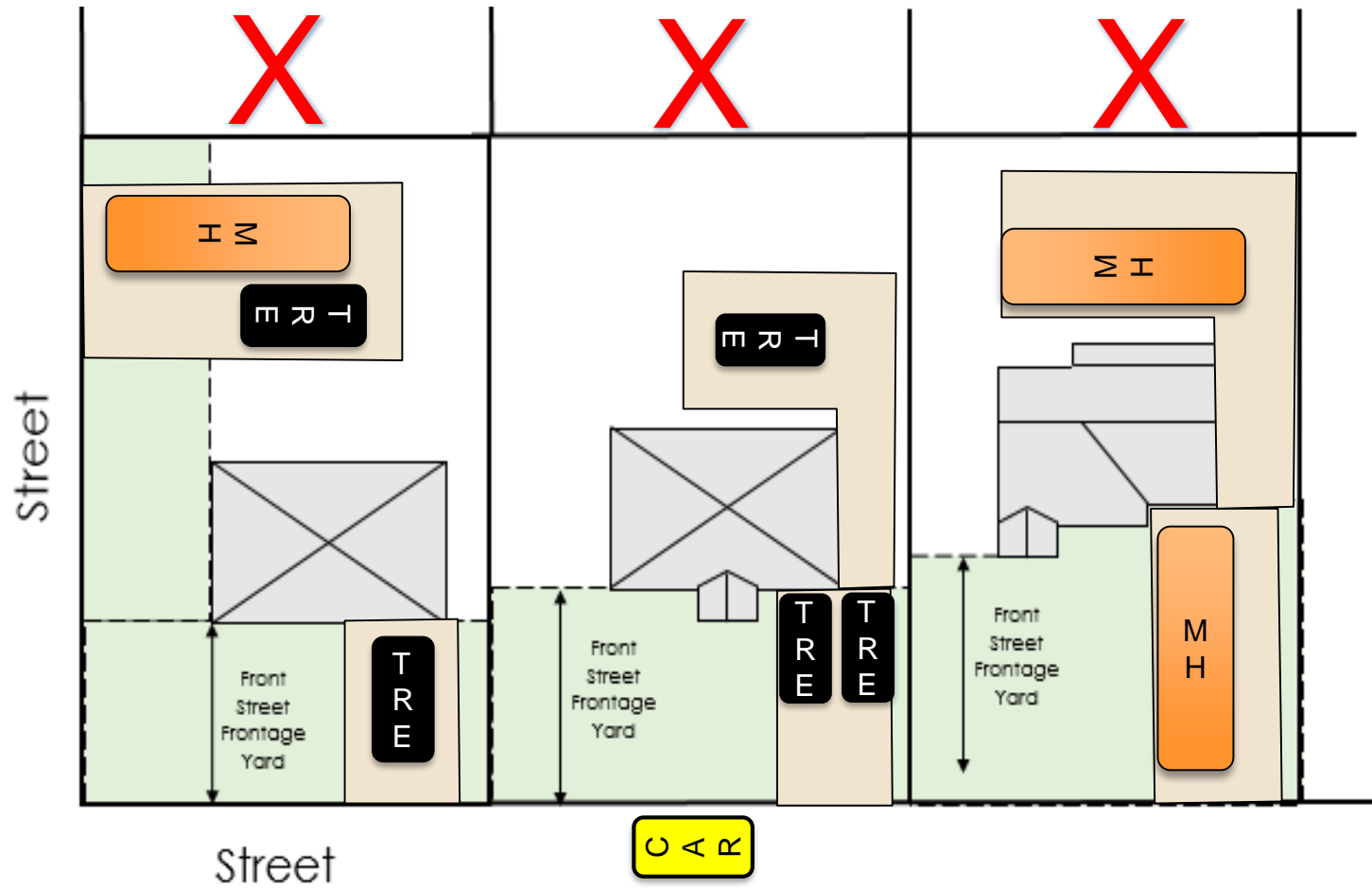
Street Frontage Yard



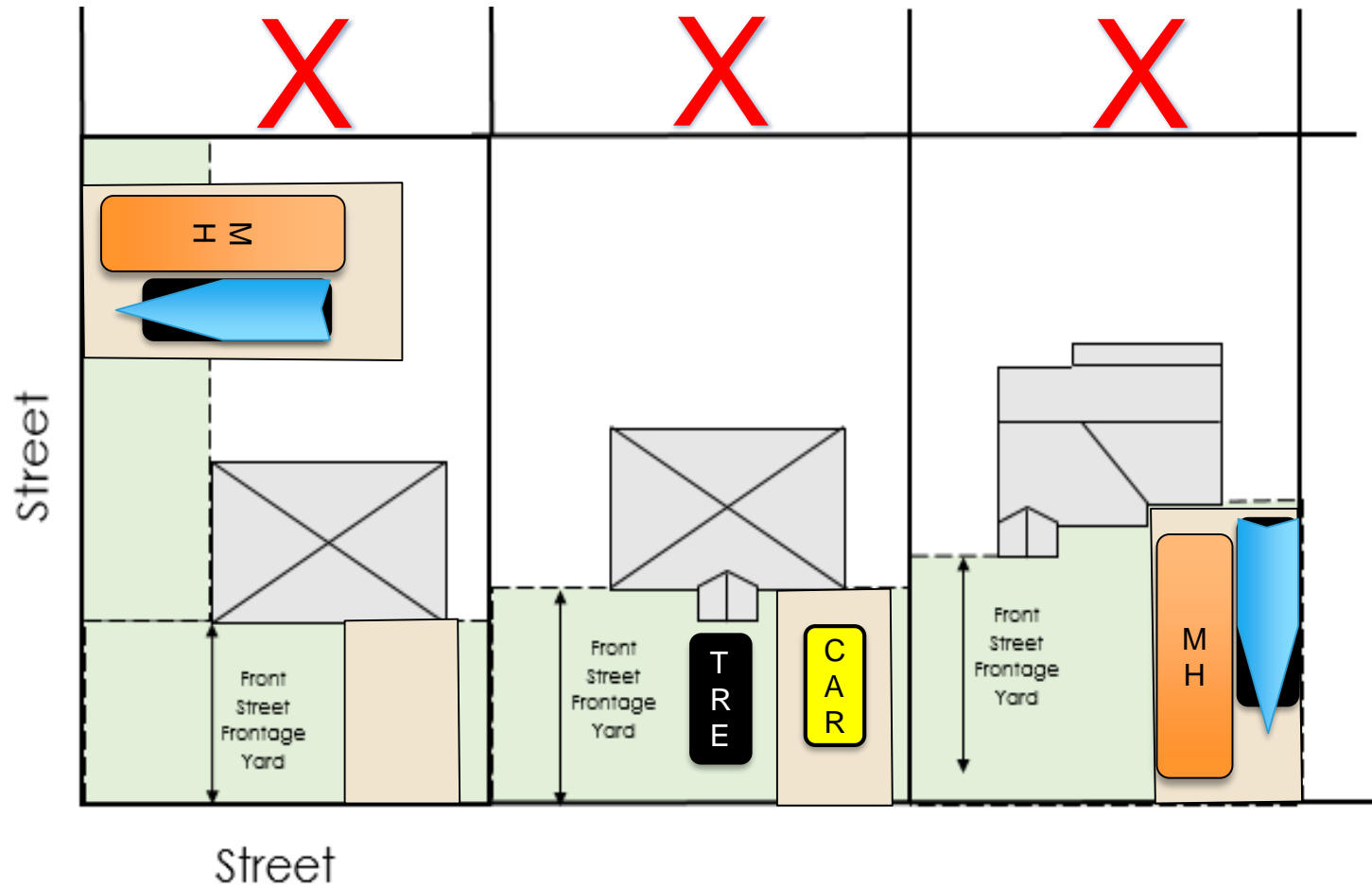
Street Frontage Yard



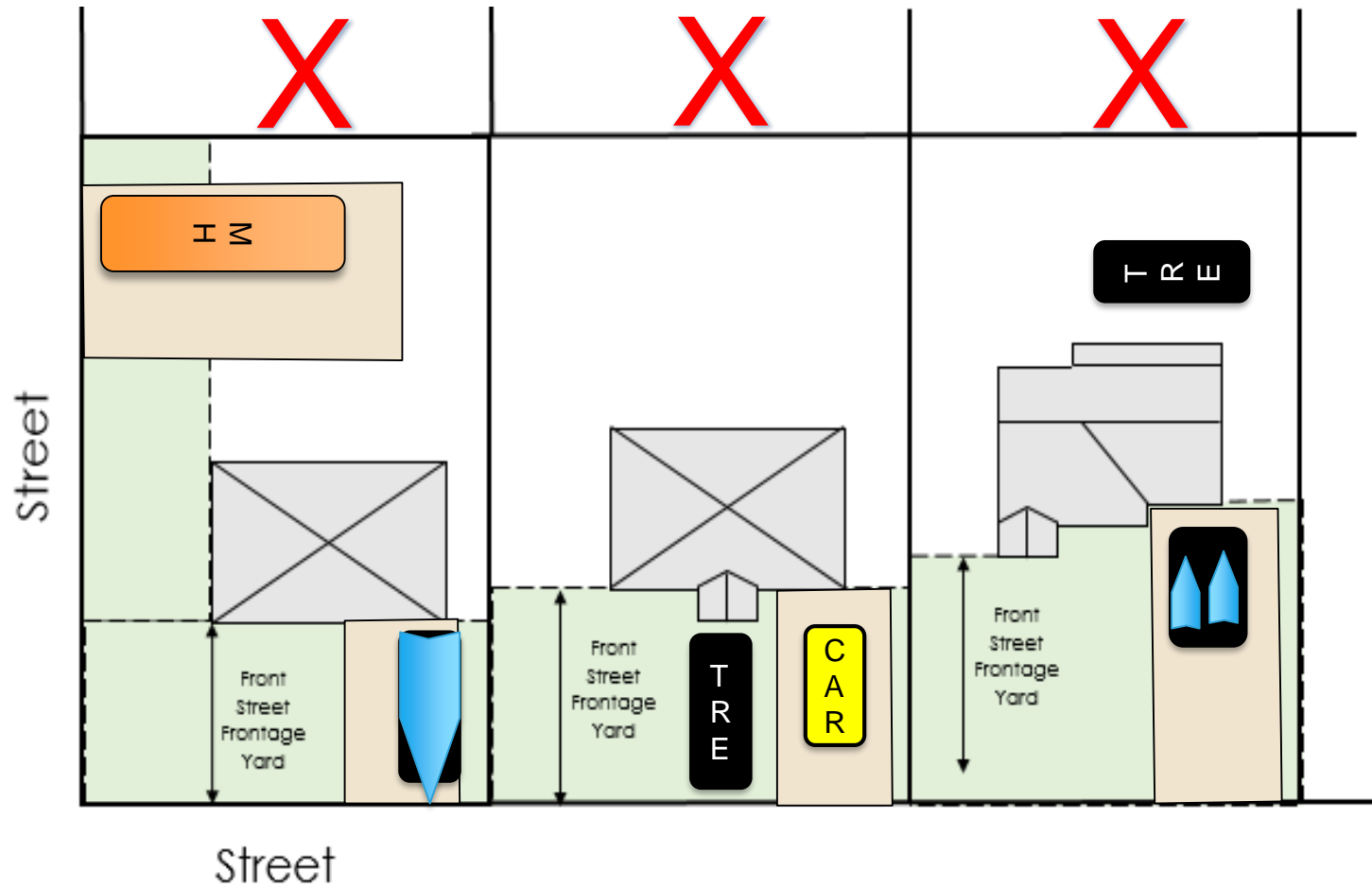
Street Frontage Yard



Street Frontage Yard



Street Frontage Yard



Proposal for Large Lots

For lots 5 acres or greater & with a 100' setback to the home:

- Vehicles may be parked in the street frontage yard
- Vehicles need not be on an improved driveway

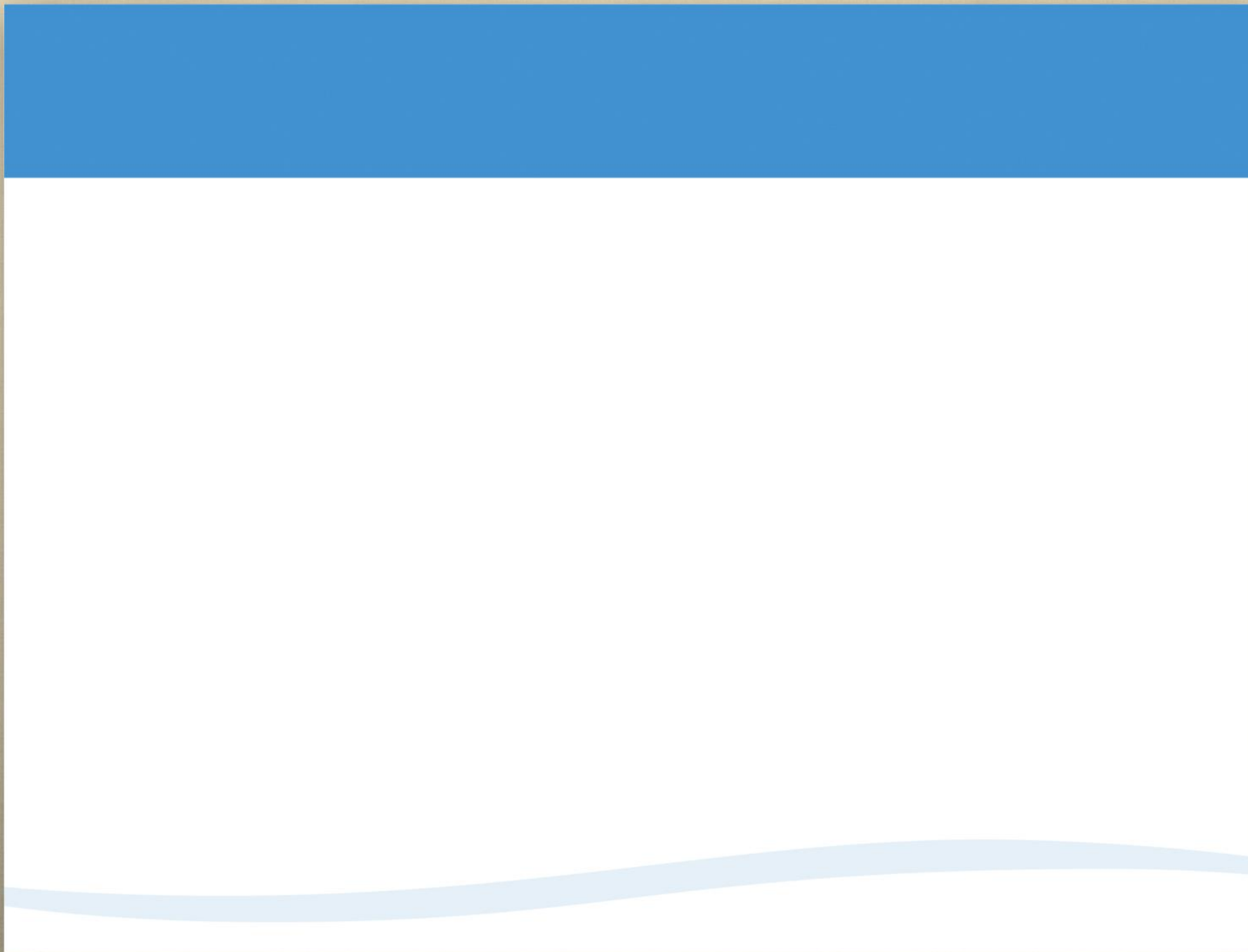
Proposal

Regulations effective July 1, 2021



Recommendation

**Planning Commission & Staff
recommend approval of
Items 20-0236 &
20-0238**



Community Feedback

- Develop the least amount of regulation to accomplish the objective
- Separate large motorhomes from other types of recreational vehicles
- Recognize that large RVs can be seen as a negative aesthetic on typical subdivision lots
- Limitations on front yard parking could be reasonable
- Large lots with large front yard setbacks should have more permissive regulations
- Some modern RVs need to be plugged in for an extended period of time
- Look into permitting some amount of short term “living” on RVs for visitors