



Legislation Text

File #: 20-0238, **Version:** 1

Ordinance to Amend and Re-Enact the Zoning Ordinance of the City Of Hampton, Virginia by Amending Section 1-31 Entitled, "Major Recreational Equipment, Parking and Storage Requirements" Pertaining to Motorhomes and Towed Recreational Equipment and Renaming the Section, "Limitations On Use Of Motorhomes And Towed Recreational Equipment"

Background Statement:

In 2016, the City of Hampton suspended enforcement on the parking of recreational vehicles on residential lots because the existing ordinance is well out dated and thought needed to be given to developing a contemporary standard. The proposal by staff eliminates the body of the existing ordinance section in its entirety and proposes not only the creation of new standards but the use of new terms. Staff believes that this proposal is a good option for the City of Hampton based upon the insight provided by citizens during a large public meeting that included over 300 attendees and a follow up focus group, which included motorhome owners, interested residents, and a realtor, as well as broad guidance by City Council and questions and comments by the Planning Commission during the July 23, 2020 briefing.

Recreational vehicles as a colloquial term often conjures up images of large motorhomes. Yet, the City's current definition includes not only motorhomes but pull-behind campers, boats, jet-ski watercraft, trailers of all types, and the like. It was clear from community input that a distinction, for regulatory purposes, should be made between motorhomes and other recreational vehicles. This proposal draws a distinction between motorhomes, essentially defined as any camper with two or more axles, and other equipment.

The proposed amendment would permit parking no more than two recreational vehicles on residential lots of less than 5 acres. Of those two vehicles, only one may be a motorhome. Furthermore, only one motorhome or boat on a trailer with two or more axles may be parked in a street frontage yard. Recreation vehicles parked in a full enclosure, such as a garage, would not count toward any of the aforementioned limits.

On lots 5 acres or larger, up to a total of four motorhomes and towed recreational equipment may be kept on the lot, two of which may be motorhomes. The limitation on parking the vehicles in the street frontage yard would not apply to these large lots.

In all cases, motorhomes and towed recreational equipment may not be parked so as to wholly or substantially screen the primary residence from view, obstruct the view of the house number, or obstruct emergency access in and out of a home.

With these provisions, it is staff's aim to balance the ability for residents to own and keep motorhomes and towed recreational equipment while assuring it does not overwhelm the lot or create a negative impact on the communities in which they are parked or stored.

This amendment is being brought forward in conjunction with item No.20-236 (ZOA No. 20-00015) to provide definitions in Chapter 2 for the changes in terms proposed by this amendment as well as item No.20-0254 (ZOA No. 20-00017), which creates a 10 day period for appealing a notice of violation related to parking.

Recommendations:

Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Whereas, the public necessity, convenience, general welfare and good zoning practice so require;

BE IT ORDAINED by the Council of the City of Hampton, Virginia that Article I of Chapter I of the Zoning Ordinance of the City of Hampton, Virginia, be amended to read as follows:

Sec. 1-31. - Limitations on use of motorhomes and towed recreational equipment

- (1) The following limitations and requirements apply to motorhomes and towed recreational equipment parked on a lot containing a one, two family, or duplex residence as a primary use:
 - (a) Motorhomes and towed recreational equipment stored wholly within a garage, shed, or other fully enclosed structure shall not count toward the limitation on the number of permitted vehicles and equipment in this section.
 - (b) For the purposes of this section, any equipment parked or stored on or in a trailer shall be considered a part of the trailer so as to count the trailer and its load as a single piece of towed recreational equipment.
 - (c) There shall be a limit of a total of two (2) motorhomes and recreational equipment on any lot of less than five (5) acres.
 - (i) The total of two (2) refers to a maximum of either two (2) towed recreational equipment or one (1) towed recreational equipment and one (1) motorhome.
 - (ii) There shall be no more than one (1) motorhome on any lot.
 - (d) On lots five (5) acres or greater, a maximum of a total of four (4) towed recreational equipment and motorhomes.
 - (i) The number of motorhomes shall not exceed two (2).
- (2) The following limitations and requirements shall apply to motorhomes and towed recreational equipment parked on a lot containing a one, two family, or duplex residence as a primary use; and less than five (5) acres or with less than 100 feet of depth of the street frontage yard:
 - (a) Any motorhome or towed recreational equipment shall be parked on an improved driveway. The driveway must be under the entirety of the vehicle, except in the case of ribbon driveways, which must extend continuously from the adjacent public right-of-

way to the parking location.

- (b) It shall be unlawful to park or store any motorized boat, jetski, or similar motorized craft not on a trailer in any front or side street frontage yard.
- (c) It shall be unlawful to park more than one (1) motorhome or boat on a trailer with two or more axels in any front or side street frontage yards combined.
- (d) It shall be unlawful to park any motorhome or towed recreational equipment, as applicable, so as:
 - (i) The towed recreational equipment has caused the primary improvements on the property to be wholly or substantially screened from view from pedestrians standing at ground level upon any right-of-way abutting any property line;
 - (ii) The towed recreational equipment obstructs the view of address numerals;
 - (iii) The motorhome or towed recreational equipment obstructs access to emergency escape and rescue opening points, as defined by the Virginia Uniform Statewide Building Code, or path of travel from any street to the primary entrance of any primary or accessory structure;
 - (iv) The parking of the motorhome or towed recreational equipment constitutes any other public health, safety, welfare, or fire hazard.

(3) The following limitations and requirements shall apply to motorhomes and towed recreational equipment parked on any lot in any zoning district:

- (a) No motorhome or towed recreational equipment shall be used as a dwelling.
- (b) No motorhome or towed recreational equipment shall be parked upon a vacant lot.
- (c) No motorhome or towed recreational equipment shall be parked within three (3) feet of any side or rear property line or in a manner that encroaches into any public easement.

(4) Notwithstanding the foregoing, motorhomes and towed recreational equipment may be parked on street frontage yards in the case of the following:

- (a) Special event when a special event permit has been issued by the City;
- (b) Street sweeping or other City maintenance or construction operations, during the time the street is closed to on-street parking;
- (c) Flooding, other severe weather events, or emergencies;
- (d) When the towed recreational equipment or motorhome is being actively loaded or unloaded, not to exceed a period of 24 hours.