



Memorandum

Department of Planning & Public Works

To: Planning and Public Works Committee
From: Justin Wyse, Project Planner
Date: December 9, 2010
RE: Off Street Parking of Recreational Vehicles in Residential Districts
CC: Aimee Nassif, Planning and Development Services Director

Earlier in the year, Staff was directed to create regulations for restricting parking of large vehicles, including large boats, campers, motor homes, and commercial vehicles on public streets within the City of Chesterfield. At that time, direction was given to draft regulations which allowed for temporary visitor parking of some of these large vehicles. After several months of the revisions that were included under this revision, the Planning and Public Works Committee directed Staff to draft regulations that further restrict the parking of recreational vehicles in, and near, residential properties.

Attached are the proposed regulations regarding the parking of recreational vehicles in residential areas. The proposed regulations include restrictions of parking recreational vehicles on residential properties, on streets in residential areas, and on properties within 500 feet of a residential property. The proposed regulations allow for recreational vehicles to temporarily be parked on residential properties for no more two occurrences (48 hours each), two times per month. The purpose of allowing the temporary parking of recreational vehicles in residential areas is to allow for loading / unloading and allows short term accommodation of visitors.

Respectfully submitted,

Justin Wyse
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 18-111 "PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS" OF THE CITY OF CHESTERFIELD CITY CODE TO ADDRESS PARKING OF RECREATIONAL VEHICLES IN RESIDENTIAL AREAS BY DEFINING THE TERM "RECREATIONAL VEHICLE" AND CREATING REGULATIONS FOR THE PARKING OF RECREATIONAL VEHICLES IN CERTAIN AREAS.

WHEREAS, the City of Chesterfield City Code provides regulations regarding the type, number, and location of off-street and on-street parking and loading requirements in the City of Chesterfield; and

WHEREAS, the City of Chesterfield has continued to received complaints about the parking and storage of recreational vehicles in residential areas; and,

WHEREAS, the parking of recreational vehicles on residential lots has the potential to negatively impact neighborhood character; and,

WHEREAS, the proposed regulations are consistent with the policies of the City of Chesterfield Comprehensive Plan as they conserve the existing quality of life and preserve the identity of existing neighborhoods; and

WHEREAS, the Planning and Public Works Committee has determined that the restriction of parking of recreational vehicles in residential areas serves to protect the public safety, peace, comfort and general welfare of the citizens of the City of Chesterfield; and

WHEREAS, the Planning & Public Works Committee of the City of Chesterfield having considered said request, recommended approval; and

WHEREAS, the City Council, having considered said request, voted to approve the addition of regulations for the parking of recreational vehicles in residential areas.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield hereby creates Section 18-111 as set out in Attachment "A" that is attached hereto and made part thereof.

Section 2. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Attachment A

CREATING SECTION 18-111 Parking of Recreational Vehicles in Residential Areas

The following shall be added to the City Code.

Sec. 18-111. Parking of Recreational Vehicles in Residential Areas.

A. Off-Street Parking of Recreational Vehicles

1. Recreational vehicles shall not be parked outside of a fully enclosed building or structure on:
 - a. Any lot or parcel of land, whose primary use is residential.
 - b. Any lot or parcel of land within 500 feet of a lot whose primary use is residential.
2. Exceptions
 - a. A recreational vehicle may temporarily park on a residential property or a property within 500 feet of a residential property, for a period of not more than forty-eight (48) hours per occurrence.
 - b. A recreational vehicle may temporarily park on a residential property or a property within 500 feet of a residential property, not more than two occurrences per month.

B. On-Street Parking of Recreational Vehicles

1. Recreational vehicles may temporarily park on streets within 500 feet of a residential property for a period of not more than twenty-four (24) hours per occurrence.
2. Recreational vehicles may temporarily park on streets within 500 feet of a residential property for a period of not more than two occurrences per month.

C. Parking of recreational vehicles must comply with all other regulations of the City of Chesterfield City Code.

D. Recreational vehicle shall be defined as, "A term encompassing any type of vehicle used primarily for recreational pleasure. Examples include, but are not limited to, travel trailers, motor homes, boats, jet skis, etc. This term shall also include the trailers used for transporting recreational vehicles.

Recreational vehicles shall include any mobile structure designed for temporary occupancy, but shall exclude manufactured homes.”

- E. For the purposes of this section, an occurrence shall begin at the time when a recreational vehicle parks in a restricted area and shall terminate at the end of the time limit specified in A. or B. above. The duration of permitted temporary parking as specified in A. or B. above, shall run continuously from the initial time of the parking occurrence, even though the recreational vehicle may be parked intermittently during that time duration.