

Chapter 10.56

RESTRICTIONS ON RECREATIONAL VEHICLE PARKING IN RESIDENTIAL AREAS

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10.56.010 Purpose.

The City Council wishes to maintain its residential areas as quiet and secure zones with adequate open space and areas to promote a wholesome, safe and enjoyable family environment. The City Council has adopted setback requirements in residential zones to provide adequate space for parking and storage of recreational vehicles in the side and/or rear yards of residential properties. It is the intent of the City Council, in adopting this Chapter, to regulate parking and storage of recreational vehicles on both private property and on the streets in residential zones for the purpose of protecting the health, safety and welfare of the residents of the City. (Ord. 638, §1, 2001; Ord. 749, § 1, 2007)

10.56.020 Definitions.

For purposes of this Chapter, the following definitions shall apply:

A. "Lot Created." A lot is created on the date of recordation of the Final Subdivision Map.

B. "Recreational Vehicle." A Recreational Vehicle includes, without limitation, a vehicle, trailer or utility trailer, with or without motive power, capable of human habitation, used for camping purposes, used for sporting, recreation, utility, hauling and/or social activities, including, but not limited to motor coaches, motor homes, fifth-wheels, campers, camper trailers, utility trailers and other trailers, boats, jet skis, and other water vessels. (Ord. 749, § 1, 2007)

10.56.030 Lots Created Prior to 1988.

A. One (1) Recreational Vehicle may be parked in the front yard of private residential property lots that were created prior to January 1, 1988, provided the following conditions are met:

1. Prior to parking any Recreational Vehicle in the front yard of any lot, the registered owner of the Recreational Vehicle shall apply for and receive an annual parking permit from the Ripon Police Department, which may be granted if the criteria set forth in this Chapter are met. No fee shall be charged in connection with the issuance of such permit.

2. Recreational Vehicles shall not discharge any litter, sewer effluent, or other matter except into sanitary facilities designed to dispose of such materials.

3. Recreational Vehicles shall not be parked or stored where such parking or storage constitutes a threat to public health, is or may create a safety hazard, or otherwise contributes to blight or deterioration of the area.

4. Recreational Vehicles shall be parked on areas surfaced with an all-weather material, such as concrete, asphalt, stone or gravel. The all-weather material shall be a minimum of two (2) inches deep and sufficiently compacted so as to eliminate the unreasonable accumulation of dust, dirt, mud, or weeds and shall be sufficiently maintained so that it will drain and dispose of all surface water per the City's standard specifications.

5. At no time can the Recreational Vehicle extend over a public sidewalk, bike path, or street. The Recreational Vehicle must be parked perpendicular to the front property line when at all possible.

6. Visitor parking of Recreational Vehicles will be allowed for a period of no more than fourteen (14) days in any continuous six (6) month period. No more than one (1) such visit shall be permitted within any six (6) month period. If the visitor's Recreational Vehicle is to be parked for more than three (3) consecutive days, a visitor parking permit must be obtained from the Ripon Police Department. No fee shall

be charged in connection with the issuance of such permit.

B. Recreational Vehicles may be parked in the side or rear yards of private residential property lots that were created prior to January 1, 1988, provided the following conditions are met:

1. Recreational Vehicles shall not discharge any litter, sewer effluent, or other matter except into sanitary facilities designed to dispose of such materials.

2. Recreational Vehicles shall not be parked or stored where such parking or storage constitutes a threat to public health, is or may create a safety hazard, or otherwise contributes to blight or deterioration of the area.

3. Recreational Vehicles shall be parked on areas surfaced with an all-weather material, such as concrete, asphalt, stone or gravel. The all-weather material shall be a minimum of two (2) inches deep and sufficiently compacted so as to eliminate the unreasonable accumulation of dust, dirt, mud, or weeds and shall be sufficiently maintained so that it will drain and dispose of all surface water per the City's standard specifications.

4. Recreational Vehicles shall not be parked as to block or prevent access by emergency personnel to the rear of the property. There must be a minimum of five (5) feet clear access remaining on one side of structure to the rear yard for emergency personnel.

5. Visitor parking of Recreational Vehicles will be allowed for a period of no more than fourteen (14) days in any continuous six (6) month period. No more than one (1) such visit shall be permitted within any six (6) month period. If the visitor's Recreational Vehicle is to be parked for more than three (3) consecutive days, a visitor parking permit must be obtained from the Ripon Police Department. No fee shall be charged in connection with the issuance of such permit. (Ord. 749, § 1, 2007)

10.56.040 Lots Created After 1988.

Recreational Vehicles shall not be parked in the front yards of private residential property

lots that were created on or after January 1, 1988. Recreational Vehicles may be parked in the side or rear yards of private residential property lots that were created on or after January 1, 1988, provided the following conditions are met:

A. Recreational Vehicles shall not discharge any litter, sewer effluent, or other matter except into sanitary facilities designed to dispose of such materials.

B. Recreational Vehicles shall not be parked or stored where such parking or storage constitutes a threat to public health, is or may create a safety hazard, or otherwise contributes to blight or deterioration of the area.

C. Recreational Vehicles shall be parked on areas surfaced with an all-weather material, such as concrete, asphalt, stone or gravel. The all-weather material shall be a minimum of two (2) inches deep and sufficiently compacted so as to eliminate the unreasonable accumulation of dust, dirt, mud, or weeds and shall be sufficiently maintained so that it will drain and dispose of all surface water per the City's standard specifications.

D. Recreational Vehicles shall not be parked as to block or prevent access by emergency personnel to the rear of the property. There must be a minimum of five (5) feet clear access remaining on one side of structure to the rear yard for emergency personnel.

E. Visitor parking of Recreational Vehicles will be allowed for a period of no more than fourteen (14) days in any continuous six (6) month period. No more than one (1) such visit shall be permitted within any six (6) month period. If the visitor's Recreational Vehicle is to be parked for more than three (3) consecutive days, a visitor parking permit must be obtained from the Ripon Police Department. No fee shall be charged in connection with the issuance of such permit. (Ord. 749, § 1, 2007)

10.56.050 Parking Inside Structures.

Recreational Vehicles may be parked inside any enclosed structure that complies with the minimum dimension, area, or other regulations

of the particular residential district and the adopted comprehensive plan land use designation in which the structure is located. Recreational Vehicles shall be parked on areas surfaced with an all-weather material, such as concrete, asphalt, stone or gravel. The all-weather material shall be a minimum of two (2) inches deep and sufficiently compacted so as to eliminate the unreasonable accumulation of dust, dirt, mud, or weeds and shall be sufficiently maintained so that it will drain and dispose of all surface water per the City's standard specifications. (Ord. 749, § 1, 2007)

10.56.060 Parking on the Street.

A. Recreational Vehicles shall not discharge any litter, sewer effluent, or other matter except into sanitary facilities designed to dispose of such materials.

B. Recreational Vehicles shall not be parked or stored where such parking or storage constitutes a threat to public health, is or may create a safety hazard, or otherwise contributes to blight or deterioration of the area.

C. Recreational Vehicles shall be parked on areas surfaced with an all-weather material, such as concrete, asphalt, stone or gravel. The all-weather material shall be a minimum of two (2) inches deep and sufficiently compacted so as to eliminate the unreasonable accumulation of dust, dirt, mud, or weeds and shall be sufficiently maintained so that it will drain and dispose of all surface water per the City's standard specifications.

D. Parking of Recreational Vehicles on a residential street without a permit is prohibited,

except for loading and unloading purposes for forty-eight (48) hours prior to use and forty-eight (48) hours after use. For purposes of this Chapter, "use" includes any operation of the Recreational Vehicle over a period of not less than one (1) day for recreational traveling purposes to a particular destination, and does not include the mere moving of the Recreational Vehicle from one area within a lot or parcel to another location on such lot or parcel.

E. Visitor parking of Recreational Vehicles will be allowed for a period of no more than fourteen (14) days in any continuous six (6) month period. No more than one (1) such visit shall be permitted within any six (6) month period. If the visitor's Recreational Vehicle is to be parked for more than three (3) consecutive days, a visitor parking permit must be obtained from the Ripon Police Department. No fee shall be charged in connection with the issuance of such permit.

F. In the event a Recreational Vehicle is parked on a public street, the following additional limitations shall apply.

1. At no time shall any "slide out" component of the Recreational Vehicle be utilized or extended.

2. At no time shall any water hose, septic hose television attachment or other attachment be extended from the Recreational Vehicle over or upon any public sidewalk or right of way.

3. At no time shall a public safety hazard be permitted to exist on or across any city street, any public sidewalk, or right of way. (Ord. 749, § 1, 2007)