

ORDINANCE NO. 1188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING MUNICIPAL CODE TEXT AMENDMENT 09-02 AMENDING TITLE 18 ZONING CODE REGARDING RECREATIONAL VEHICLE PARKING

WHEREAS, the San Dimas City Council conducted a duly noticed public hearing on August 25, 2009 and concluded said hearing on that date.

THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 18 of the San Dimas Zoning Code, Chapter 18.20.030 is hereby amended to read as follows (added text shown in *italics*; deleted text shown in ~~strikethrough~~):

18.20.030 Recreational Vehicle, Boat and Trailer limitations.

The provisions of Section 18.156.100 of this Title shall apply for parking or storage of a recreational vehicle, trailer, boat, truck camper, or camper shell ~~No auto trailer or boat trailer shall be kept in a residential zone closer to the street on which the property fronts than the main building located thereon.~~ *No recreational vehicle, trailer, boat, truck camper, or camper shell in any residential zone, except in an authorized trailer park, shall be used for living purposes, except as provided in the provisions of this title dealing with single-family residential zones.*

SECTION 2. Title 18 of the San Dimas Zoning Code, Section 18.24.040.1 is hereby amended to read as follows (added text shown in *italics*; deleted text shown in ~~strikethrough~~):

18.24.040.1. Recreational Vehicle Storage. Permanent access and storage space shall be provided on all lots or parcels *created after June 13, 1973 for recreational vehicles, trailers, boats, motorhomes or camper shells.* Such storage space shall be located behind the main building line, within the interior side yard, or in the rear yard. Further, such space shall be not less than ten feet wide by twenty-five feet long, and, when actually used for storage of recreational vehicles, ~~such space shall be paved with portland cement concrete at least three and one-half inches thick.~~ *the provisions of Section 18.156.100 of this Title shall also apply.*

SECTION 3. Title 18 of the San Dimas Zoning Code, Section 18.156.100 is hereby amended to read as follows (added text shown in *italics*; deleted text shown in ~~strikethrough~~):

18.156.100 Vehicle storage in single-family residential zones.

A. Vehicle Storage. No person shall keep, store or otherwise permit any of the following on a lot or parcel of land zoned for residential use:

1. Any vehicle or component thereof *used for commercial purposes* in excess of ten thousand pounds gross vehicle weight;
2. More than one commercial vehicle or component thereof *used for commercial purposes* weighing less than ten thousand pounds gross vehicle weight;
3. Any vehicle or component thereof which is located between the public right-of-way and the dwelling unit, not located on either a paved driveway or a driveway surface approved by the director of development services.

ORDINANCE NO. 1188
MCTA 09-02

B. *Recreational Vehicle, Boat and Trailer Parking.*

1. *Purpose.* The purpose of these regulations is to establish standards for the parking and storage of recreational vehicles, boats, truck camper, and trailers as an accessory use in residential zones in order to protect the integrity, value and character of residential neighborhoods along with public health and safety.

2. *Definitions.*

a. "Recreational Vehicle or RV's" means both motorized and non-motorized vehicles that combine transportation and temporary living quarters for travel, recreation or camping. Does not include mobile homes or off-road vehicles.

b. "Motorized Recreational Vehicle" means a motorhome built on a truck or bus chassis or a van chassis. The following diagrams represent examples and are not meant to be a complete list of examples:

	<p>Motorhome – Type A</p>
	<p>Motorhome – Type C</p>

c. "Non-motorized Recreational Vehicle" means a towable recreational vehicle that can be unhitched. Examples include conventional travel trailer, fifth-wheel travel trailers, travel trailers with expandable ends, folding camping trailers, and sport utility trailers. Boats, horse trailers, utility trailers for storing recreational vehicles, equipment, and all-terrain vehicles (ATV's), motorcycles or personal watercraft stored on trailers utilized for recreational purposes are also considered as non-motorized vehicles. Pickup camper shells that have been removed from the vehicle and stored are considered non-motorized recreational vehicles. The following diagrams represent examples and are not meant to be a complete list of examples:

	<p>Travel Trailer</p>
	<p>Fifth-Wheel Travel Trailer</p>
	<p>Travel Trailer with expandable ends</p>
	<p>Folding Camping Trailer</p>

	<p><i>Sport Utility Trailer (toy hauler)</i></p>
	<p><i>Utility Trailer enclosed</i></p>
	<p><i>Utility Trailer open</i></p>
	<p><i>Utility Horse Trailer</i></p>
	<p><i>Boat</i></p>
	<p><i>Personal Watercraft stored on Trailer</i></p>
	<p><i>All Terrain Vehicle (ATV) stored on Trailer</i></p>

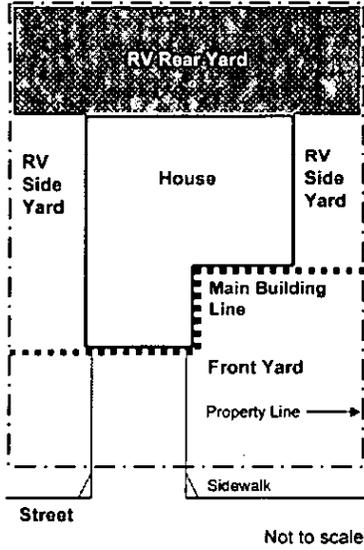
d. Exclusions – Van campers and truck campers are excluded from the Recreational Vehicle definition because they may be used for non-travel, -recreation or -camping trips, such as commuting to work or school.

	<p><i>Motorhome – Type B (Van Camper)</i></p>
	<p><i>Truck Camper</i></p>

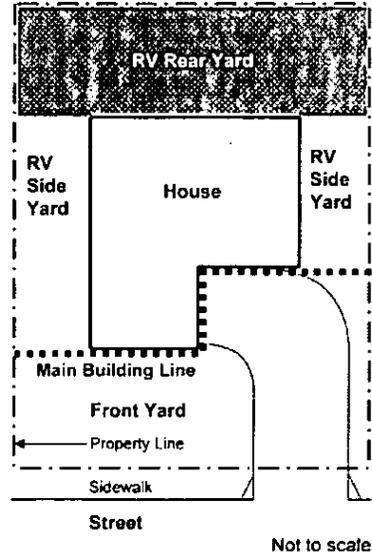
e. “Park”, “Parking”, “Parked”, “Stored” and “Storage” mean on-site parking of recreational vehicles on residential property for a continuous period more than 48 hours.

f. “Front Yard” means the required front yard setback and any area between the street and the main building line as shown in the diagrams below. For other unique lot configurations, the Director of Development Services shall determine front yard.

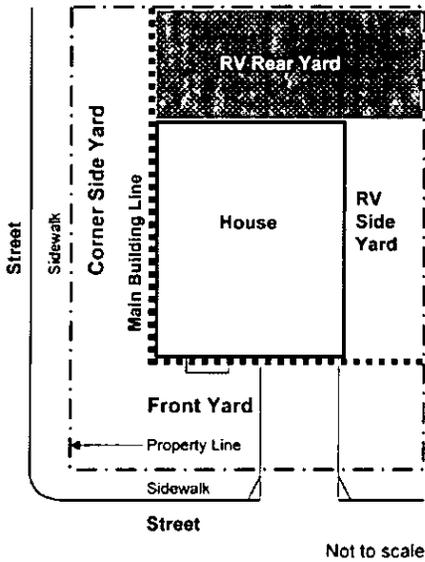
Typical lot – Front door on narrow frontage
and straight driveway



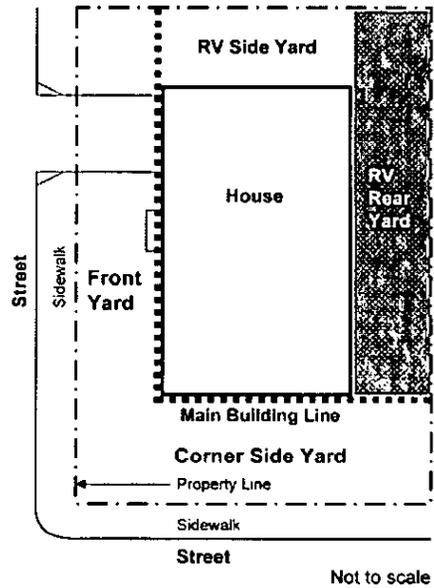
Typical lot – Front door on narrow frontage
with side entry garage



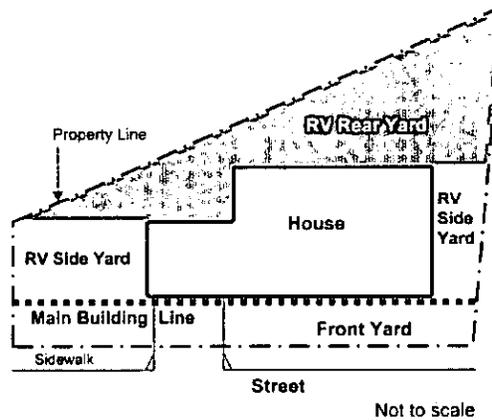
Corner lot – Front door and garage
on narrow frontage



Corner lot – Front door and garage
on long frontage



Irregular non-conforming lots



3. **Registered Owner.** The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residence. This subsection shall not apply to a single RV stored on the property as a result of visiting guest(s) for up to 72 hours.

4. **RV, Boat, Camping Trailer, and Utility Trailer Parking and Storage Standards.**

a. **Accessory Use:** Parking or storage may occur as accessory use to the primary residential use of the property and is only allowed on a lot with a habitable residence.

b. **Front Yards:** No parking or storage may occur in the front yard. Temporary parking of an RV on a paved driveway in the front yard shall be allowed for up to two consecutive days for the purpose of loading, unloading or otherwise prepping and cleaning the RV, subject to a temporary parking permit which is attached thereto in plain sight, in the location designated by the Director of Development Services. Temporary parking of an RV shall not encroach onto the public sidewalk nor encroach into the public right-of-way.

c. **Rear Yards:** Parking or storage is permitted behind the main building line

d. **Side Yards:** Parking or storage is permitted behind the main building line.

e. **Parking Surface:** Parking and storage shall be paved with portland cement concrete at least three and one-half inches thick. Proper care shall be taken to prevent gasoline, motor oils, or other hazardous fluids from leaking onto the ground, draining or runoff into storm drain or water course.

f. **Temporary On-Street Parking:** Overnight temporary parking of an RV on public streets is allowed subject to an all-night parking permit through Chapter 10.24 of the San Dimas Municipal Code.

g. **Temporary Coverings:** No temporary coverings such as tarps or cloth screens are permitted. Fitted covers are permitted and may be used as long as they are specifically designed for the RV, boat, camping trailer or utility trailer. All temporary covers shall be properly maintained pursuant to the standards of San Dimas Municipal Code Chapter 8.14.

SECTION 4. Compliance with California Environmental Quality Act. The City Council finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations,

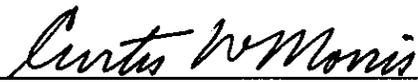
ORDINANCE NO. 1188
MCTA 09-02

Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 5. Severability. If any section, subsection, subdivision, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases be declared unconstitutional, invalid, or ineffective.

SECTION 6. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the San Gabriel Valley Tribune, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF SEPTEMBER, 2009.



Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:



Ina Rios, CMC, City Clerk

ORDINANCE NO. 1188
MCTA 09-02

I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1188 was regularly introduced at the regular meeting of the City Council on August 25, 2009 and was thereafter adopted and passed at the regular meeting of the City Council held on September 8, 2009 by the following vote:

AYES:	Councilmembers Bertone, Ebiner, Morris
NOES:	Councilmember Badar, Templeman
ABSENT:	None
ABSTAIN:	None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance No. 1188 to be published in the Inland Valley Daily Bulletin.



Ina Rios, CMC, City Clerk