

# Recreational Vehicles in Residential Areas

January 27, 2022 – City Council Work Session

# Current regulations

- Currently, RVs cannot be parked on sidewalks per LMC Sec. 14-219
- Sec. 15-306 discusses parking certain vehicles in districts allowing residential structures:
  - A. No person shall stand or park any vehicle with a gross vehicle weight rating (GVWR) of more than 9,200 pounds on any street or alley or any public property within districts allowing residential structures except under the provisions contained in subsection C.
  - B. No person shall park a recreational vehicle to include, but not limited to, camper, van, boat, four-wheeler, a trailer or other operable vehicle on any street, alley or right of way within the City limits of Lansing for a period exceeding seven (7) consecutive days. Slight movement of the vehicle within the same residential area shall not restart the counting of the time period of seven (7) consecutive days.

# Current regulations (cont.)

- C. Notwithstanding subsection A., a person may stand or park the following vehicles on private property within any district allowing residential structures subject to the following restrictions:
1. Any vehicle with a gross vehicle weight rating (GVWR) of not more than 9,200 pounds;
  2. Any vehicle for which the Governing Body has issued a special permit; or
  3. Any vehicle while loading or unloading such vehicle or while the vehicle is being used in the performance of a service to, or upon, property in the block where the vehicle is parked, subject to all other provisions regulating parking.
  4. No more than three (3) recreational vehicles as defined in subsection B. shall be allowed to be parked on private property, and viewable from the street, at any one time.
- D. No person shall stand or park any vehicle in any residential district between the hours of 8:00 p.m. and 8:00 a.m. with an auxiliary motor, air conditioner, or any refrigeration unit in operation.

# Other Jurisdictions

- Staff reached out to other jurisdictions to find out how they regulate recreational vehicles in residential areas:
  - Leavenworth
  - Basehor
  - Shawnee
  - Merriam
  - Overland Park
  - Bonner Springs
  - Tonganoxie – No response
  - Olathe – No response

# Other Jurisdictions (cont.)

- Leavenworth (updated 2018)
  - Storage
    - Between April 1 and Oct. 31, the storage and parking of RV's is allowed in the front and side yard.
    - Max of 2 at any time.
    - Must be 10' from the curb and 2' from side lot line and cannot block sidewalk.
    - Must be on paved or aggregate block surface.
    - From Nov. 1 to March 31, storage in front and side yard setbacks cannot exceed 72 hours per month but may be located in rear yard on paved or aggregate block surface.
  - RV Occupation: No recreational equipment shall be utilized for living, sleeping, or housekeeping purposes when parked on a residential lot or in any location, not approved for such use, for a period in excess of 14 days per calendar year.

# Other Jurisdictions (cont.)

- Basehor
  - Nothing specific to RV's
- Shawnee
  - 14' from pavement or curb, 4' from public sidewalk.
  - Must be parked on concrete, asphalt, or paver brick (paver brick must be under entire length of camper, not just tires and tongue).
  - 1 per lot.
  - Self propelled motor home can be parked in front of building, other campers / trailers cannot be.
  - Allowed four 24-hour periods per month for loading / unloading of RVs in front of home.
  - May be stored in side yard (behind front line of building and not on corner lots where location would be adjacent to street) or rear yard.

# Other Jurisdictions (cont.)

- Merriam
  - Can be stored behind front building line as long as not in required side yard and on a hard surface.
  - Utility trailers can be parked in front if they are attached to a vehicle and are not there for more than 48 hours.
  - RV can be stored forward of front building line on four separate non-consecutive occurrences during any 30 day period. Each occurrence shall not exceed 72 hours in duration and must meet the following:
    - Occurs in residential district
    - On an appropriate hard surface
    - No closer than ten feet from the back of the street curb
    - Maximum coverage of the vehicle is 400 sq. feet or less
    - Only one allowed at any given time.
  - May be stored forward of a front building line for an extended period of seven consecutive days on two separate non-consecutive occurrences in a calendar year and must notify the Community Development Director before period begins.

# Other Jurisdictions (cont.)

- Overland Park

- Can be parked in grass.
- Cannot be stored in front driveway, must be screened from view from the ROW and adjacent properties by a fence / wall.
- Can be stored beside building as long as it is screened.

- Bonner Springs

- Must be parked on improved surface
- Can be stored in front as long as it is properly tagged and not creating a line-of-sight issue
- Cannot be parked in ROW.
- Cannot be used as living quarters unless parked in area approved as campground or location for temporary emergency housing.



Questions / Discussion?