MEMO TO COUNCIL

DATE: **December 10, 2015**

TO: **Mayor and Council**

FROM: **Sheila DeSchaaf**
Planning & Development Director

SUBJECT: **Unified Development Code Amendment**
Use of Recreational Vehicles as temporary dwelling units on residential properties
Ordinance 875 & Resolution 2880

PURPOSE:

Amend the Unified Development Code provisions pertaining to the use of Recreational Vehicles for temporary dwelling purposes on residential properties.

BACKGROUND:

As originally drafted, the proposed code amendments would have allowed for 14-day stays as of right, 90-day stays with an administrative permit from Community Development, and up to 1-year stays if medically necessary for caregivers. The proposed amendments were not recommended for approval by the Planning & Zoning Commission, and no action was taken following Council's second reading of Ordinance 875 and Resolution 2880.

SUMMARY:

Staff has amended the original proposal to allow only the shortest term use of Recreational Vehicles as living quarters for visitation purposes on residential properties. Resolution 2880 reflects these changes. Provisions have also been added to prohibit the use of generators and the connection to public or private wastewater systems.

Additions to § 154-02-004.B Residential district stipulations and provisions

(11) One (1) recreational vehicle may be allowed on a property that has a primary single family residential use established for up to 14 days for visitation purposes subject to the provisions below:

(a) No more than one recreational vehicle shall be allowed at any one time.

(b) The use of a recreational vehicle for visitation purposes shall be limited to a maximum of 14 days per calendar year.

(c) Generator use is prohibited.

(d) Recreational vehicles used for visitation purposes shall not be allowed within the front yard, unless the vehicle is located completely upon a paved driveway.

(e) Utility connections shall be quick-connect/disconnect services only.

(f) All RV wastewater shall be completely self-contained. On-site elimination of wastewater from grey and/or black tanks is prohibited unless pumped by a licensed septic hauler. Connecting wastewater to private septic facilities or public sanitary facilities on residential lots is prohibited.

Additions to § 154-11 Definitions

Quick connect/disconnect services - (Temporary water and power supply to) - The temporary supplying of power and/or water to a recreational vehicle via external sources. Quick-connect/disconnect services specifically preclude any type of connection to sanitary sewer or septic systems.