



# ZONING REGULATIONS FOR RECREATIONAL VEHICLES IN RESIDENTIAL ZONES

Community & Economic Development Department

## Land Use, Sustainability and Resilience Committee

August 14, 2023



1

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1

## BACKGROUND



2

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2

# POLICY OPTIONS

**Option 1:** Status Quo

**Option 2:** Increase or Remove Weight Limit

**Option 3:** Dimensional Size Limit

**Option 4:** Location and Screening Requirements

**Option 5:** Administrative Permit

3

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3

# OPTION 1 – STATUS QUO

**RVs under 10,000lb GVWR**  
(all Single-Family Zones)

**RVs over 10,000lb GVWR**  
(RA-5, RE and RR Zones only –  
20,000 sf-5 acre lots)

4

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4

## OPTION 2: INCREASE OR REMOVE WEIGHT LIMIT



Image source: Thor Motor Coach, Class A Motorhome  
GVWR: 18,000 pounds



Image source: Starcraft RV, Travel Trailer, Autumn Ridge  
GVWR: 7,430 pounds

- Permit parking of larger RVs in all other residential zones
- Requires Zoning Text Amendment



5

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5

## OPTION 3: DIMENSIONAL LIMITS



Image source: Thor Motor Coach, Class A Motorhome  
GVWR: 18,000 pounds



Image source: Starcraft RV, Travel Trailer, Autumn Ridge  
GVWR: 7,430 pounds

- Regulate RV's based on dimensional size rather than weight
- Requires Zoning Text Amendment



6

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6

## OPTION 4: SCREENING REQUIREMENTS



Image source: Realty One Group



Image source: RVLife.com



Image source: The Great Bend Tribune

- Most complaints related to visual impacts
- City currently has no screening requirements for RV parking
- Requires Zoning Text Amendment



7

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7

## OPTION 5 – ADMINISTRATIVE PERMIT

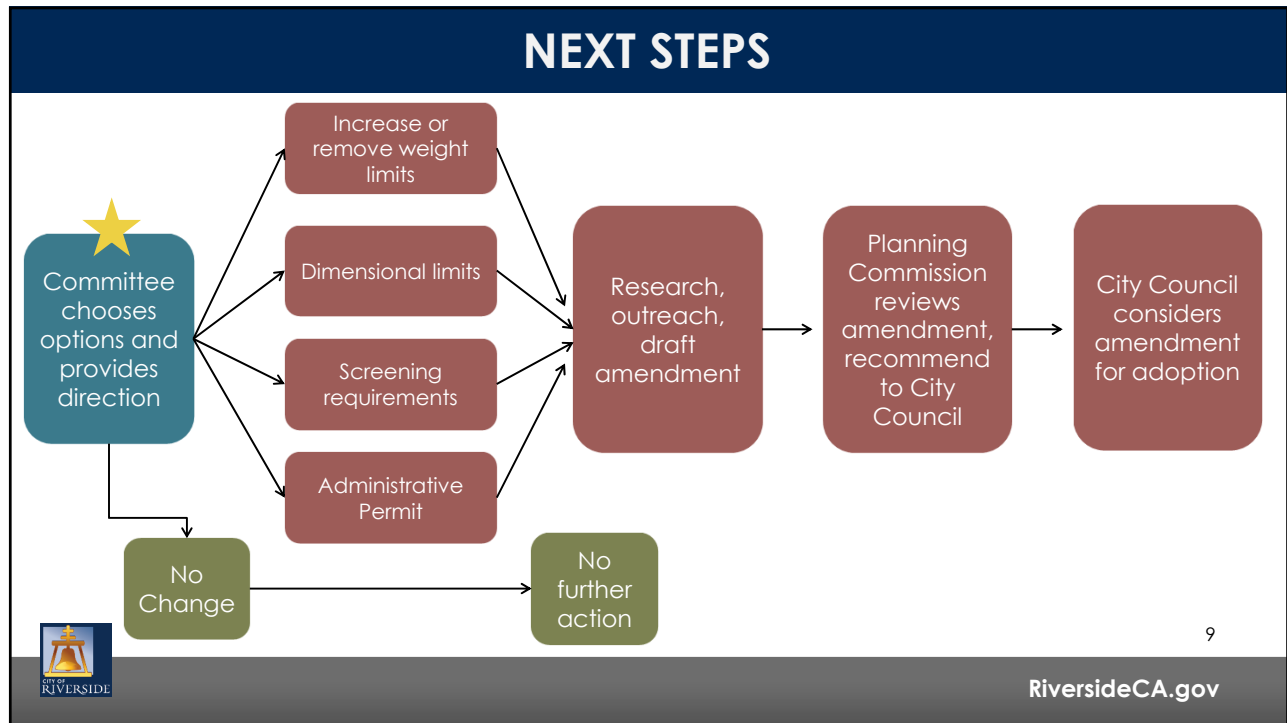
- Additional tool for regulation
- Requires research, community engagement and Committee direction
- Need to establish findings and process with Zoning Text Amendment



8

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8



9



10

## RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

- 1.RECEIVE AND FILE** options for updating the City's zoning regulations related to recreational vehicle parking within residential zones; and
- 2.PROVIDE** staff with direction for maintaining or changing the current code



11

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