

# UPDATE ON RECREATIONAL VEHICLE REGULATIONS WITHIN RESIDENTIAL ZONES

Community & Economic Development Department

Land Use, Sustainability and Resilience Committee

March 13, 2023

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## BACKGROUND

**December 20, 2022**

Councilwoman Plascencia requests an update on parking of motorhomes within single-family residential zones

- Best practices
- Code enforcement complaints
- Options for future consideration



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## CALIFORNIA REGULATIONS

**Recreational Vehicle:** a motorhome, housecar, travel trailer, truck camper, or camp trailer; with or without motive power; designed for human habitation or other occupancy. (CA H & SC § 18010)

### Driver's License Requirements

|   |  |
|---|--|
| <p><b>Noncommercial Class C</b></p> <p>May drive &amp; tow recreational vehicles under certain dimensions and weight rating</p> | <p><b>Noncommercial Class A or B</b></p> <p>May drive &amp; tow recreational vehicles over specified dimensions with DMV endorsement</p> |
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## TITLE 19 ZONING CODE

**I. Recreational Vehicles:**

- "A vehicle for non-commercial, recreational use, including a motor home, travel trailer, camper, fifth wheel, boats, watercraft, race cars, off road vehicles, horse trailer or trailers designed to carry recreational vehicles such as watercraft or off-road vehicles." (Ch. 19.910 – Definitions)
- Regulates vehicles primarily through gross vehicle weight consistent CA DMV regulations and State law
- Cannot be used as living quarters, must be legally registered, operable/moveable as intended

| Recreational Vehicle Regulation | Residential Conservation (RC) | Residential Agricultural (RA-5) | Rural Residential (RR) | Residential Estate (RE) | Single-Family Residential (R-1) |
|---------------------------------|-------------------------------|---------------------------------|------------------------|-------------------------|---------------------------------|
| Vehicle < 10,000 pounds         | Permitted                     | Permitted                       | Permitted              | Permitted               | Permitted                       |
| Vehicle > 10,000 pounds         | X                             | Permitted                       | Permitted              | Permitted               | X                               |

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## TITLE 19 ZONING CODE

**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)

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## CODE ENFORCEMENT ACTIVITY

- I. Less than 1% of complaints are related to recreational vehicles in residential zones
- II. Volume of cases
  - 7 ongoing cases
  - 18 total cases in 2022/2023 FY
- III. Complaint types
  - Majority of complaints are vehicles being used as living quarters
  - Minority of complaints related to improper parking of vehicles

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## COMMONLY CITED VEHICLES



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



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

Recreational vehicles like these are often cited for improperly parking, exceeding weight limit of designated zone or are prohibited altogether.



## REGIONAL BEST PRACTICES

### Cross-jurisdictional analysis with Chino, Claremont, Corona, Ontario, and West Covina

#### Allowed in Residential Zones

- All jurisdictions allow in single-family residential zones provided standards are met

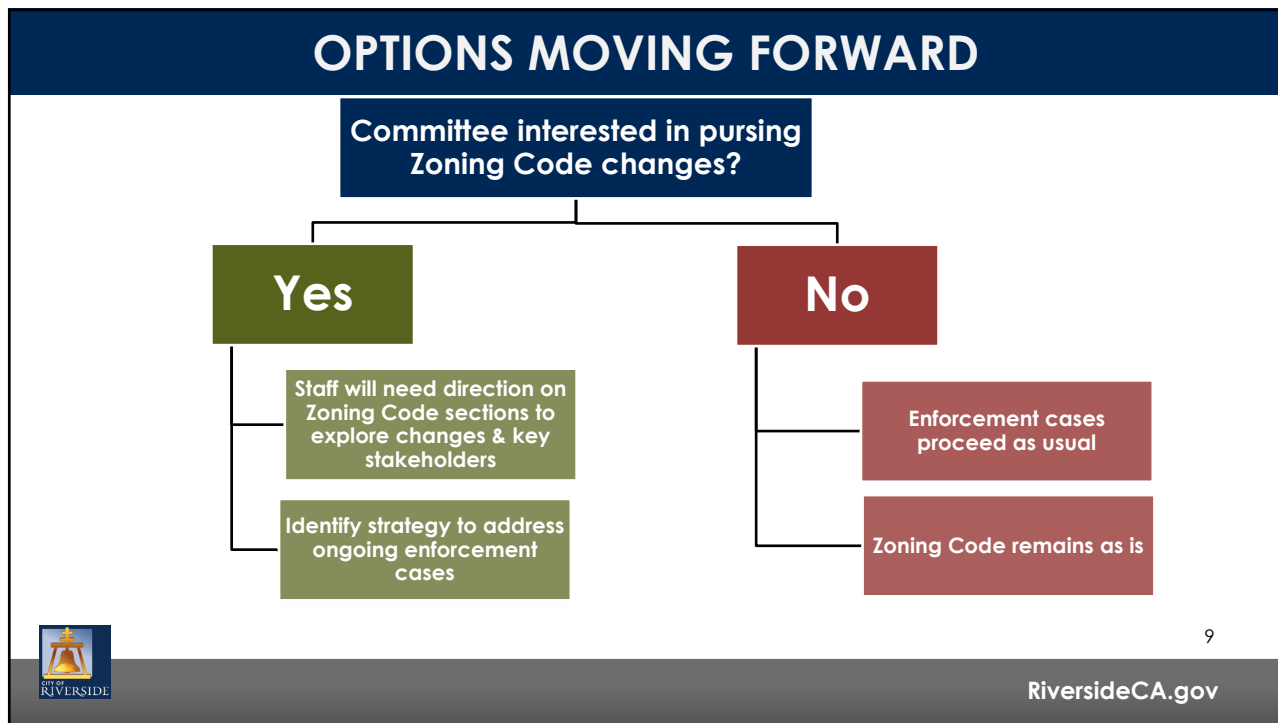
#### Location Requirements

- Chino, Claremont and Ontario require screening from public view and paved surface or be enclosed within garage
- Corona, Riverside and West Covina require vehicle be enclosed or on paved surface

#### Other Requirements

- West Covina requires Administrative Use Permit (AUP) for recreational vehicles and findings must be made
- Riverside only jurisdiction to establish permitted locations based on gross vehicular weight rating (GVWR)
- Claremont provides specific size restrictions for certain recreational vehicles





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## STRATEGIC PLAN ALIGNMENT



**Strategic Priority 2 – Community Well Being**

**Goal 2.3** – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.



**Strategic Priority 5 – High Performing Government**

**Goal 5.3** - Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

**Cross-Cutting Threads**

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Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee:

- 1. RECEIVE AND FILE** an update on the City's zoning regulations and regional best practices related to recreational vehicles within residential zones; and
- 2. PROVIDE** staff with direction on changes for future consideration.



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