



DATE: June 15, 2021

CASE: TA-06-21 Text Amendment (Recreational Vehicles)

PREPARED BY: Kevin Ashley, AICP –Deputy Planning Director

BACKGROUND

Due to some enforcement and administration issues, the staff is proposing a simple amendment to the CDO and a portion of the City Code to address the parking and temporary residential use of travel trailers/recreational vehicles on residential property. The current portion of the CDO simply states that no RVs/campers, etc. may be utilized as a temporary residence.

The staff feels that it may be reasonable to clarify this portion to allow very limited residential use (for visitors) on a developed residential parcel. The amendment to the CDO allows for the use for a period of fourteen (14) days one time during any twelve (12) month period. The proposed amendment also includes allowing the use for Christmas tree lots and nonresidential construction projects greater than five (5) acres, for use as security measures.

The City Code portion proposes to prohibit the storing of RVs and travel trailers on predominately residential public rights-of-way or on any unpaved portion of a front yard.

The amendment is in approval form and at the Commission's concurrence, it may be referred to Council for public hearing.

8.8.4 NO RECREATIONAL VEHICLES

~~No Recreational Vehicles shall be permitted as a Temporary Use or Structure. No bus, slide-in camper, utility trailer, camping trailer, self-contained travel trailer or house trailer (defined as a vehicular, portable structure built on a wheel chassis, designed to be towed by a self-propelled vehicle for use as a temporary dwelling, for travel, recreation and vacation uses, having a body width not to exceed eight (8) feet and a body length not exceeding forty (40) feet when equipped for road travel) shall be used for living, sleeping, or business purposes on any lot within the zoning jurisdiction of the City of Concord, except as provided below.~~

~~Camping trailers and self-contained travel trailers may be used as a temporary residence on residentially zoned property for no more than fourteen (14) straight consecutive days in any twelve (12) month period. This provision shall only be used on property where an occupied residence is located.~~

~~Camping trailers and self-contained travel trailers may be used as temporary security quarters for 1) Christmas tree sales lots and for 2) nonresidential construction projects greater than five (5) acres, and shall be permissible for the duration of the project/construction.~~

(City Code Section 58-256(c)) Recreational vehicles (as defined in G.S. 20-4.01 (32a) except truck campers and conversion vehicles), trailers and boats stored on trailers shall not be parked or stored on any predominantly residential public right-of-way within the city nor on any unpaved portion of a front yard.