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PINELLAS**  
Integrating Land Use & Transportation

# Recreational Vehicle Parking in Residential Areas Code Analysis Recommendations

Kenneth City Town Council Meeting  
December 15, 2021



## RV Parking Code Analysis Overview



## Overview of Scope

- Resident survey
- Analysis of local conditions (average age of single-family homes, widths of roadways, lengths of driveways)
- Comparative analysis of other communities' RV parking standards
- **Deliverable:** Summary report and options for code amendments based on resident survey, local conditions analysis, and Council feedback



# RV Parking in Residential Areas Code Analysis

## Local Conditions Analysis

- Driveway lengths are typically **40 feet**
- Roadway widths range from **19 feet to 26 feet**
- **Average** year-built of single-family homes is **1961**
- **Most common** decade-built of single-family homes is **1950**

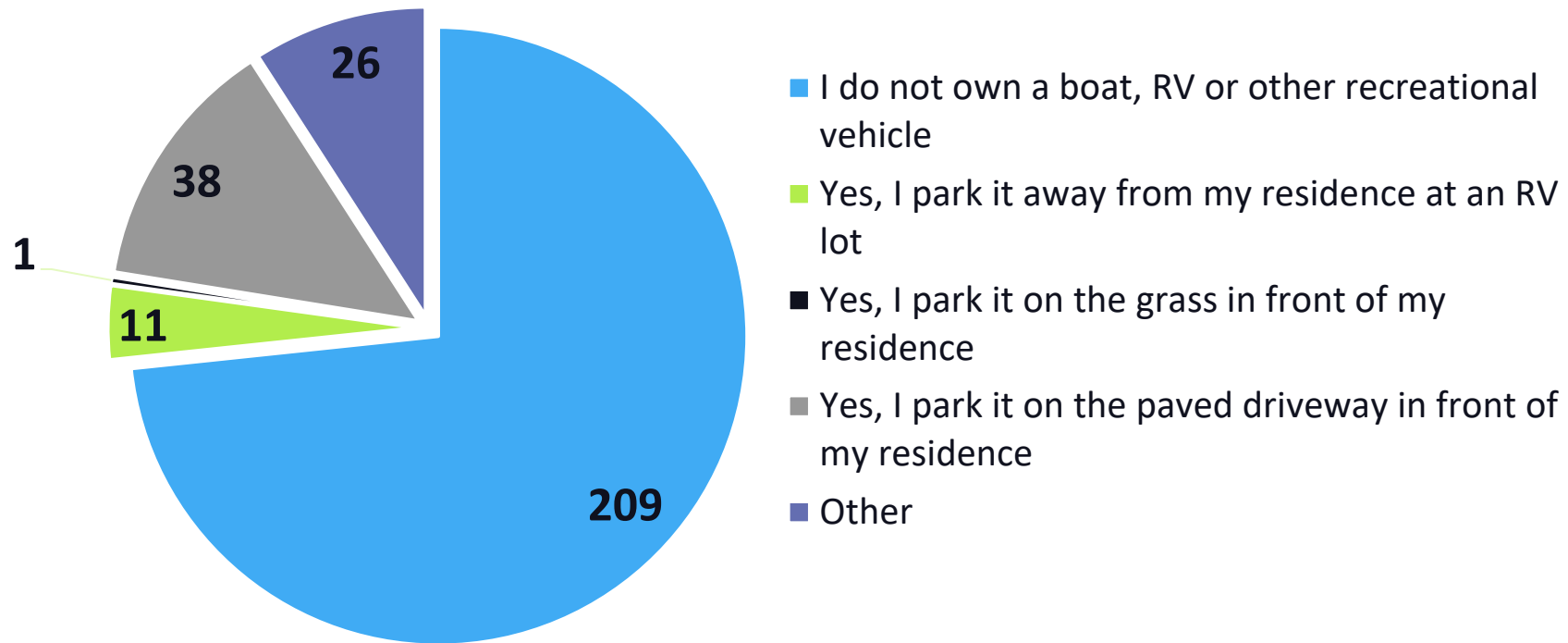
## Comparative Analysis

- Size limitations ranged from 22 feet to 40 feet (including any trailers or mounts)
- Regulations include the following examples:
  - Prohibiting grass parking entirely
  - Allowing parking on front, side, or rear yards with size limitations
  - Prohibiting parking public right-of-way, alley or areas accessible to the public
  - Prohibiting the parking of recreational vehicles which displace parking intended for domestic vehicles



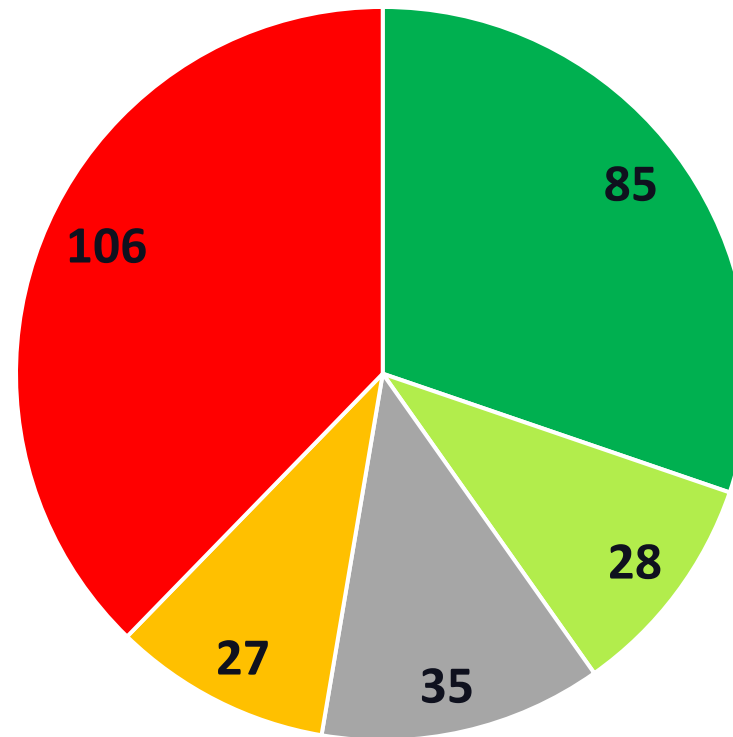
# Survey Feedback

Do you own a boat, RV, or similar recreational vehicle? If so, where do you park it?



# Survey Feedback

What is your opinion on parking a recreational vehicle on the grass in a residential area?

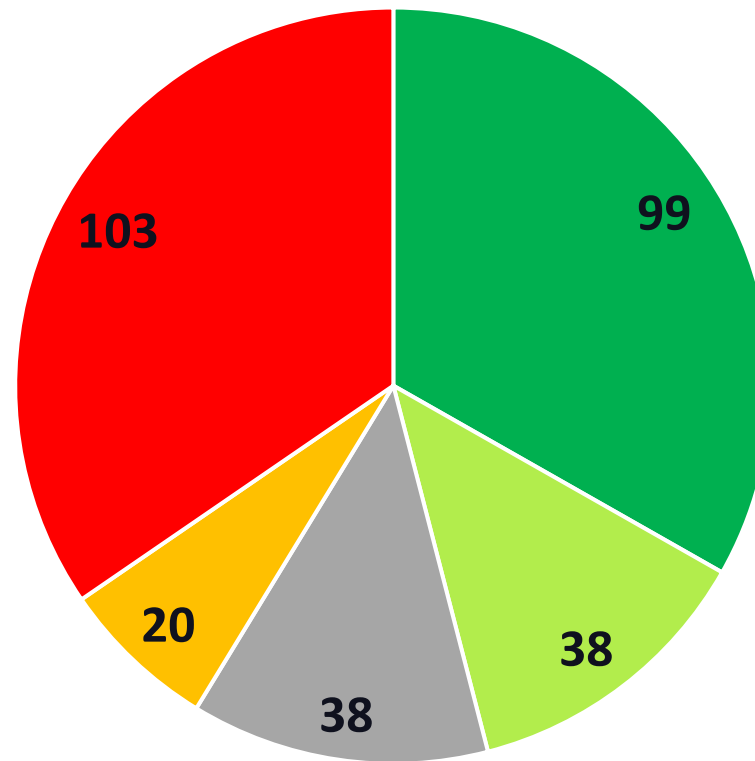


■ Strongly approve   ■ Slightly approve   ■ Neutral   ■ Slightly disapprove   ■ Strongly disapprove



# Survey Feedback

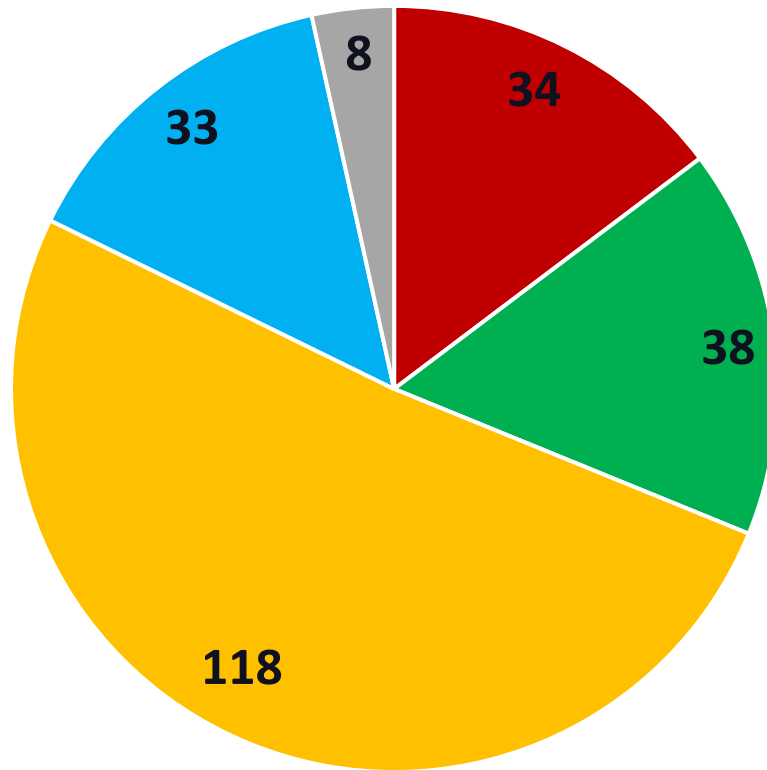
Do you believe there should be financial penalties for recreational vehicle parking violations?



■ Strongly approve   ■ Slightly approve   ■ Neutral   ■ Slightly disapprove   ■ Strongly disapprove



## How would you prefer recreational vehicles be parked in your community?



- No recreational vehicles should be parked in residential areas
- Recreational vehicles should be permitted to be parked on grass in residential areas
- Any recreational vehicles parked in residential areas should only be parked on paved driveways, NOT on the grass
- Any recreational vehicles can be parked in residential areas on the street as long as they don't block the roadway or make roadway conditions unsafe
- I do not have any preferences regarding this



# 11/3/2021 Council Workshop Feedback

## What we heard:

- Avoid “broad brushed” regulations
- Public lot within Town for RV parking
- Concerns about RV parking and property values
- Concerns about the enforcement of regulations





# Recommendations

# RV Parking in Residential Areas Code Amendment Options

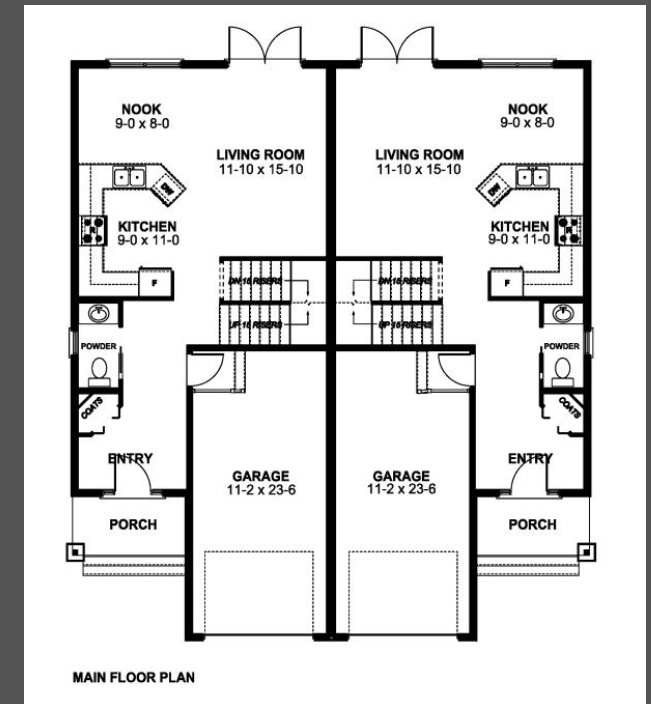
- Developing code amendment options is often a balancing of several competing interests
  - No clear overwhelming majority of residents demonstrated support for either approach
  - Residential lot sizes are smaller in some neighborhoods and larger in others
  - Current driveway width standards are less than most other Pinellas County communities
  - RV size restrictions are within the range allowed by other Pinellas County communities
  - Code compliance is determined by law enforcement



# RV Parking in Residential Areas Code Amendment Options

## Option 1 – No changes to current RV parking regulations

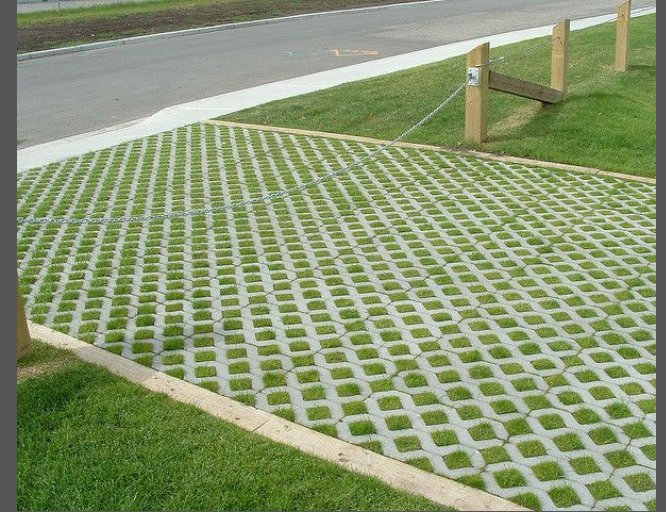
- Continue to prohibit the grass parking of recreational vehicles in residential areas
- Amend Article IV Driveway and Median Openings
  - Increase the maximum width of driveways for single-family homes from 20 feet to 24 feet
  - Increase the maximum width of driveways for duplexes from 24 feet to 28 feet
  - Reduce the side setback for driveways from 5 feet to 3 feet



# RV Parking in Residential Areas Code Amendment Options

## Option 2 – Minor change to current RV parking regulations

- Continue to prohibit the grass parking of recreational vehicles in residential areas
- Amend the definition of a “driveway” to include turf block as an approved construction material type
- Turf blocks are interlocking concrete or plastic cells filled with turf grass or low-maintenance groundcover
  - Provides a stabilized surface for vehicle parking
  - Visually attractive
  - Reduces stormwater runoff flow rate and volume
  - Filters pollutants
  - Helps recharge groundwater aquifer
  - Can withstand foot and vehicular traffic



## Option 3 – Major change to current RV parking regulations

- Permit the grass parking of recreational vehicles in residential areas by removing all prohibitions from Chapter 54
- Amend the definition of a “driveway” to include turf block as an approved construction material type



# Other Code Amendment Options

## Civil Penalties

- Violations of Chapter 54 are currently considered noncriminal violations and residents can be assessed a civil penalty and fees
- Each day a violation occurs is considered a separate offense
- Law enforcement can issue a parking ticket in these situations

## Other Strategies to Ensure Code Compliance

- Hire a Code Enforcement Officer who reports to the Town Manager
- Revise Sec. 54.115 Civil penalties
  - Establish a Municipal Code Enforcement Board or;
  - Establish a Special Magistrate
- Code standards can be crafted to encourage compliance within a reasonable timeframe before further action is warranted by the Code Enforcement Board or Special Magistrate





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Thank You

