

RV Ordinance

21.03.010 (I). Recreational Vehicles.

1. Purpose. The purpose of the recreational vehicle (RV) code is to clearly define what is considered a recreational vehicle and to identify locations and standards for storage of recreational vehicles in residential zones and to identify requirements for temporary parking of recreational vehicles in order to protect the integrity, value and character of residential neighborhoods along with public health and safety.

2. Definitions.

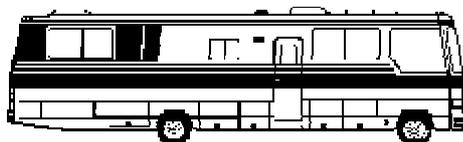
Recreational vehicles or RV's are defined to cover both recreational vehicles that are motorized and non-motorized.

“Motorized recreational vehicle” means a motor home built on a truck or bus chassis or a van chassis which usually has a section overhanging the cab. All these vehicles are powered by internal combustion engines that run on gasoline, diesel, batteries or other fuel. van campers and pickup truck campers are excluded from the recreational vehicle definition. Inoperative vehicles pursuant to Section 9.36.010(8) of the Glendora Municipal Code are prohibited.

“Non-motorized recreational vehicle” means a conventional travel trailer or a fifth wheel trailer utilized for recreational purposes and designed to be towed by a vehicle. Boats, horse trailers, utility trailers for storing recreational equipment or other equipment and all-terrain vehicles stored on trailers utilized for recreational purposes are considered non-motorized recreational vehicles. Pickup truck camper shells which have been removed from the vehicle and stored are considered non-motorized recreational vehicles and shall conform to the provisions of this title.

The following diagrams represent examples of recreational vehicles as defined by this subsection and are not meant to be a complete list of examples:

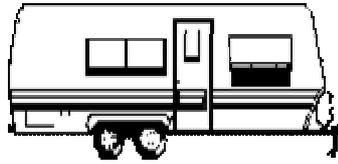
RECREATIONAL VEHICLE EXAMPLES



Motor Home



5th Wheel Trailer



Travel Trailer



Tent Trailer



Sea-doo (or other equipment such as a boat or motor cycles) on trailer



Horse Trailer



Utility Trailer enclosed example



Utility Trailer open example

The following examples are exempt from the recreational vehicle definition:



Van Camper is excluded



excluded

Pickup Truck Camper is

“Recreational vehicle storage” means on-site residential parking of a recreational vehicle on a parking space approved for a recreational vehicle by this section that is separate from the required off-street parking for a single-family residence.

“Temporary recreational vehicle parking” means short term parking for the purposes of cleaning and prepping which can occur on a public street with a valid city permit issued by the city pursuant to Section 10.12.021 of the Glendora Municipal Code or on private property within the front setback on an approved driveway leading to a garage for a time period not to exceed seventy-two hours at any one time.

“RV yard area” means those areas on a residential zoned parcel where an RV may or may not be stored relative to the main residential building and orientation to the street.

“RV front yard” for the purposes of RV storage means a space extending the width of a parcel between the front property line and the front of the residence and not less than the required front setback for the zone. If the front of the residence varies relative to the front property line, the RV front yard shall follow the front of the residence, not an imaginary straight line taken from the nearest wall of the residence to the street.

“RV side yard” for the purposes of RV storage means a space extending from the RV front yard area to the RV rear yard Area between the side property line and the side wall of the main residence.

“Short” RV side yard” for the purposes of RV storage means a space between the side property line and the shortest side wall of the main residence and extending from the RV rear yard area up to three feet into the RV front yard area provided it does not extend beyond the main residence building line nearest the street, does not encroach into the front setback or into the required twenty-five-foot backout distance from the garage.

“RV rear yard” for the purposes of RV storage means a space extending the width of a parcel between the rear property line and a line parallel with the rear wall of the main residence.

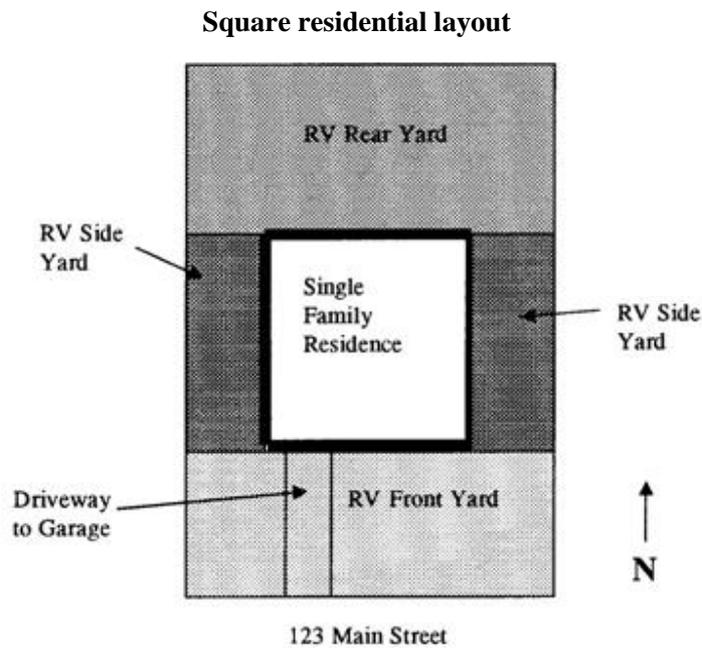
“Corner lot RV front yard” for the purposes of RV storage means the street frontage with the property address.

“RV street side yard” for the purposes of RV storage means the RV yard area adjacent to a street on a corner lot between the RV Front Yard as determined by the corner lot RV front yard definition and the RV rear yard.

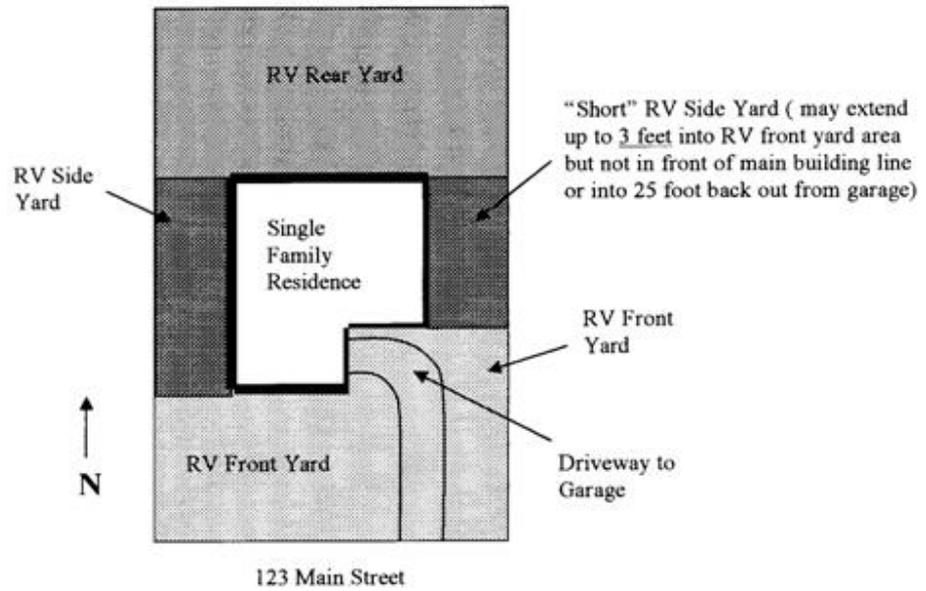
“Irregular non-conforming RV lot” for the purposes of RV storage means a lot where one side is twenty-five percent or less of the other side, resulting in a lot depth of less than one hundred feet. Lot depth is measured from the mid-point of the front lot line to the mid-point of the rear lot line.

“Irregular non-conforming RV lot side yard” means the side yard for the narrowest side beginning at the side of the driveway farthest from the residence to the side property line of the narrowest side and extending from the front property line to the RV rear yard.

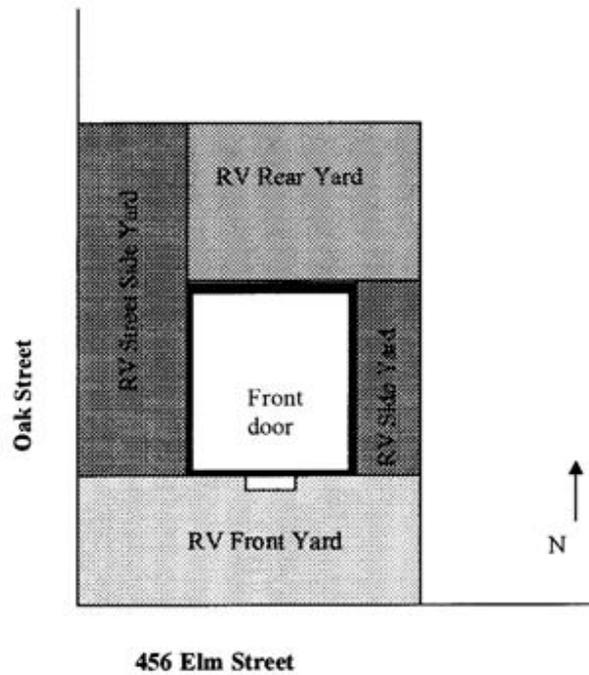
RV Yard Area Diagrams Examples (no scale):



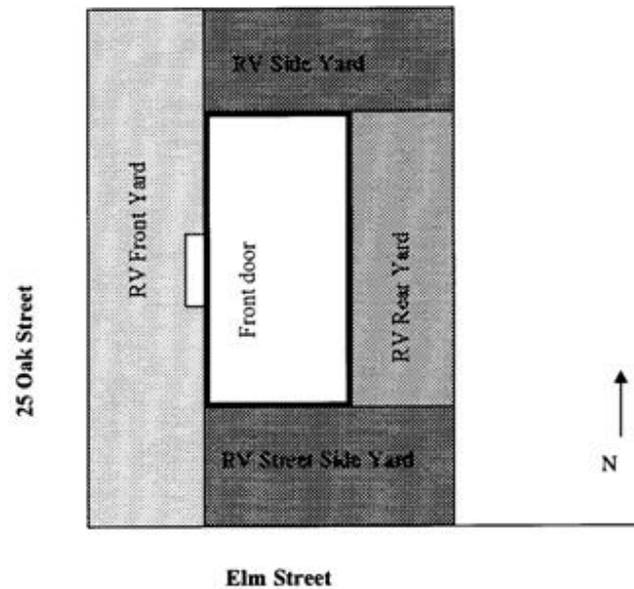
**“L” residential layout**



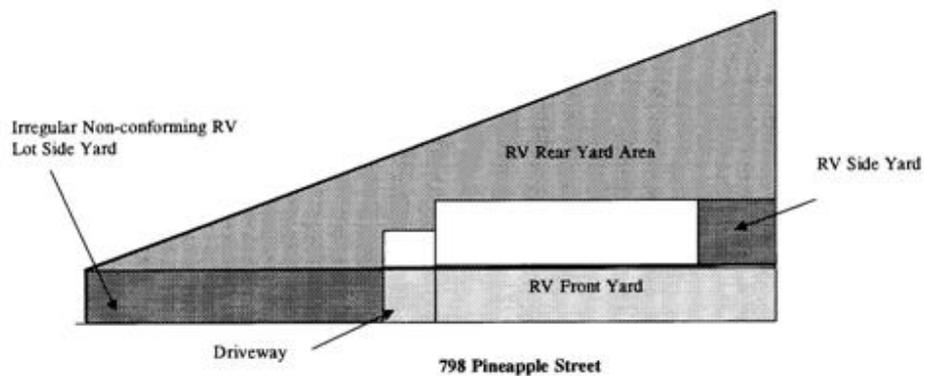
**Corner lot RV yard area – Address and front door facing narrowest street frontage**



**Corner lot RV yard area – Address and front door facing longest street frontage**



**Non-conforming lot yard areas**



3. Zones which allow RV Parking. Other than as permitted under Title 21 Use Table C and Route 66 Specific Plan Use Table 6-1, recreational vehicles may only be stored on single-family zoned lots or lots in which a single-family structure is occupying the parcel even though the lot may be zoned for multifamily structures. The ability to maintain storage of recreational vehicles on multiple-family zoned parcels shall only be permitted as long as there remains a sole single-family structure on the parcel. No commercial RV storage shall be permitted in any residential zone. Commercial RV storage facilities shall refer to Table C of Title 21 and Table 6-1 of the Route 66 Specific Plan in Title 21. In all cases, storage must maintain compliance with all other sections of this code.

4. Registered Owner. The registered owner of an RV stored on the property must either be the owner of the property or use the property as their primary residency. This subsection does not apply to a single RV stored on the property as a result of visiting guest(s) as long as the storage does not exceed seventy-two hours.

5. RV Storage Standards.

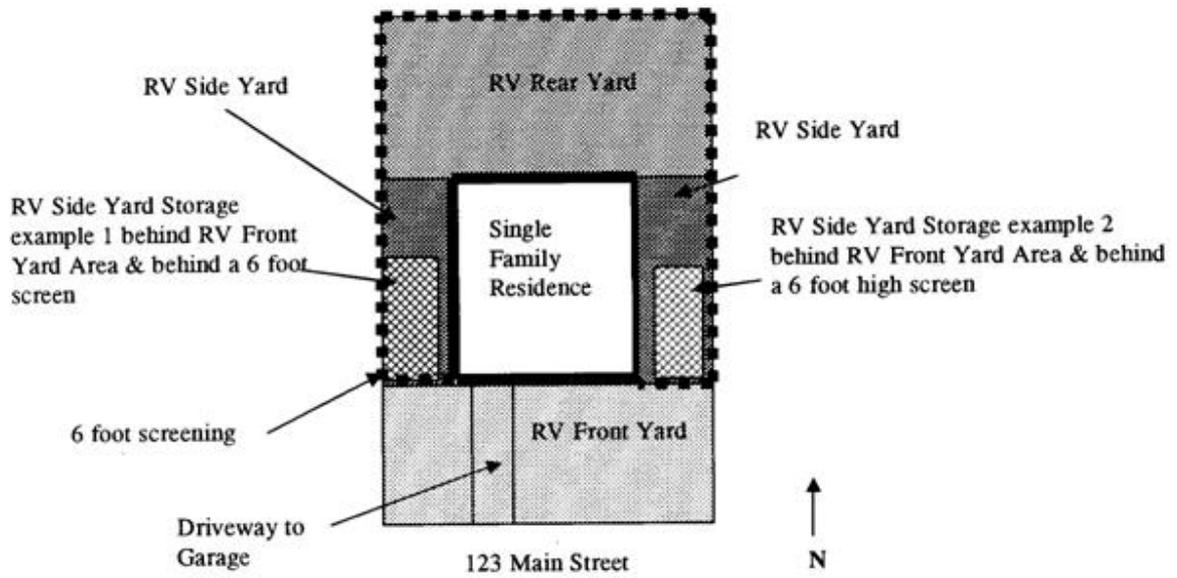
a. Front Yard RV Storage. No storage of recreational vehicles may occur in the front yard area or in front of the main residence of the property unless an administrative review permit has been granted, with the exception of a slight encroachment extending from the side yard into the front yard not to exceed three feet and does not encroach into the twenty-five-foot back-out distance from a garage and is screened with a six-foot wall or solid fence. The only other exception to this subsection shall be the temporary parking of the RV on a driveway leading to a garage for the purpose of prepping the vehicle for use or cleaning the vehicle after its usage. In no case shall that period of time exceed seventy-two hours. Recreational vehicle temporary parking within the front setback and/or in front of the main residence on driveways leading to a garage shall not encroach onto the sidewalk area or public right-of way. This subsection shall pertain to RV parking on private residential property. Temporary RV parking on public streets for any period of time is administered through Chapter 10.12 of the Glendora Municipal Code.

b. Rear Yard RV Storage. Storage of recreation vehicles in the rear yard area is permissible as long as there is a six-foot wall or solid fence to screen the vehicle from view. The RV shall not encroach closer to than two feet to any wall or fence. Screening walls, gates and fences shall be required to obtain any necessary review, approvals and permits.

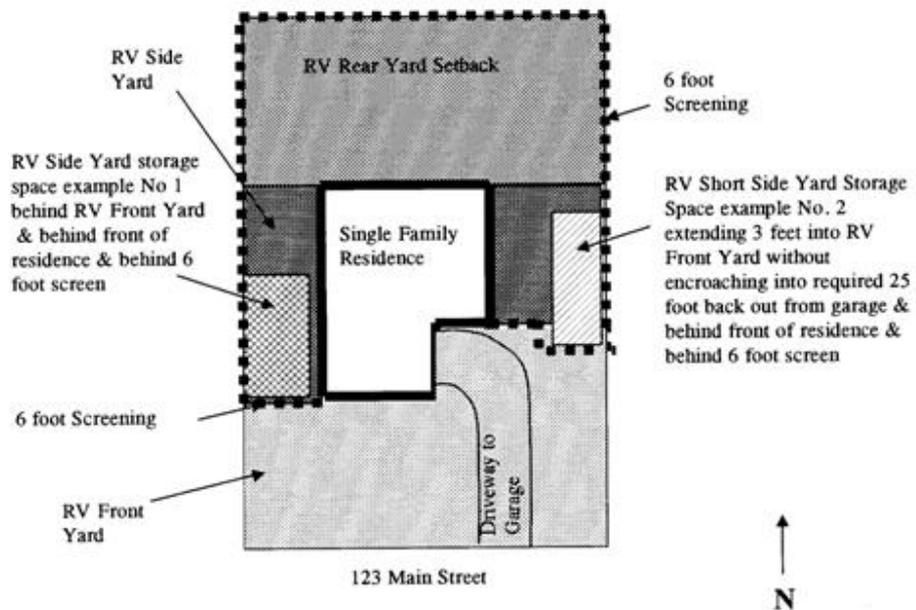
c. Side Yard RV Storage. Recreational vehicle storage is permitted in the RV side yard area behind the front setback and behind the RV front yard provided it is screened to a height of six feet as required by this title.

RV side yard storage examples:

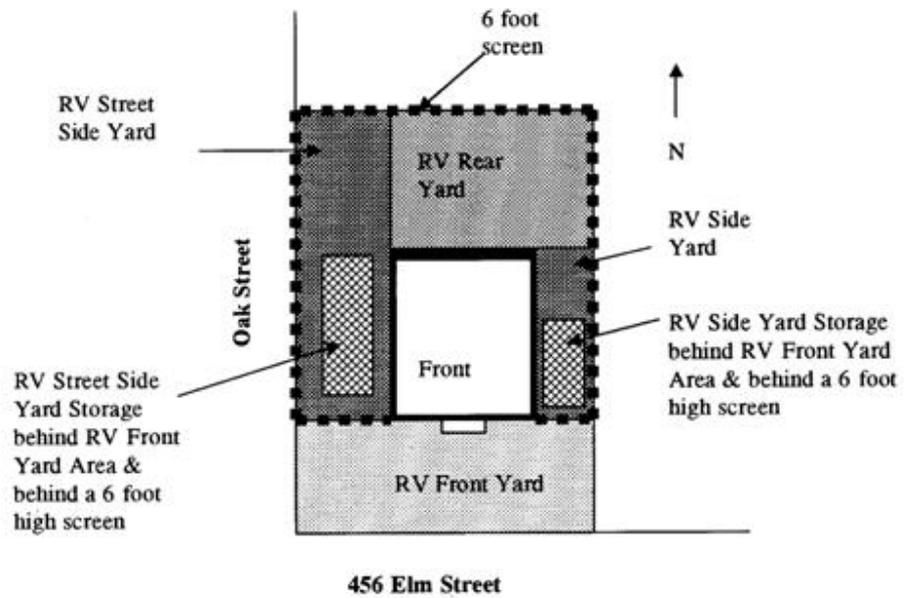
**Side yard RV storage – Square residential building layout**



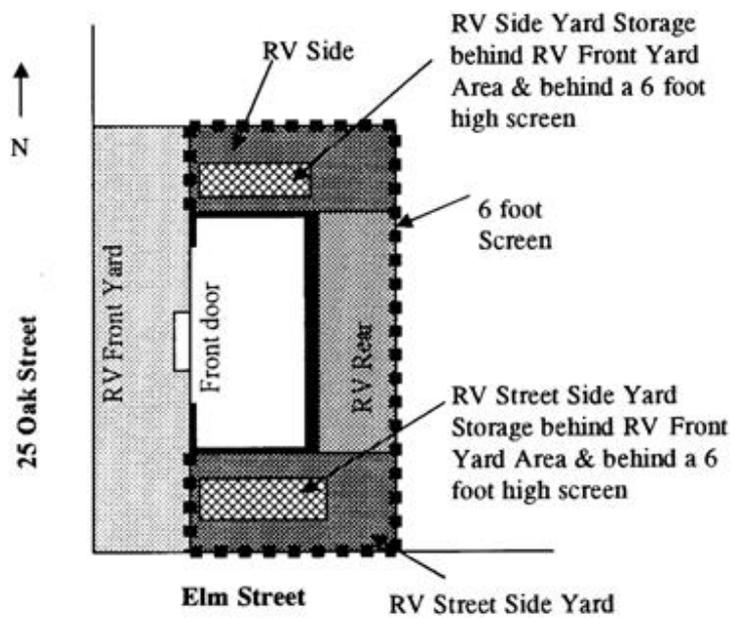
Side yard RV storage – “L” residential building layout



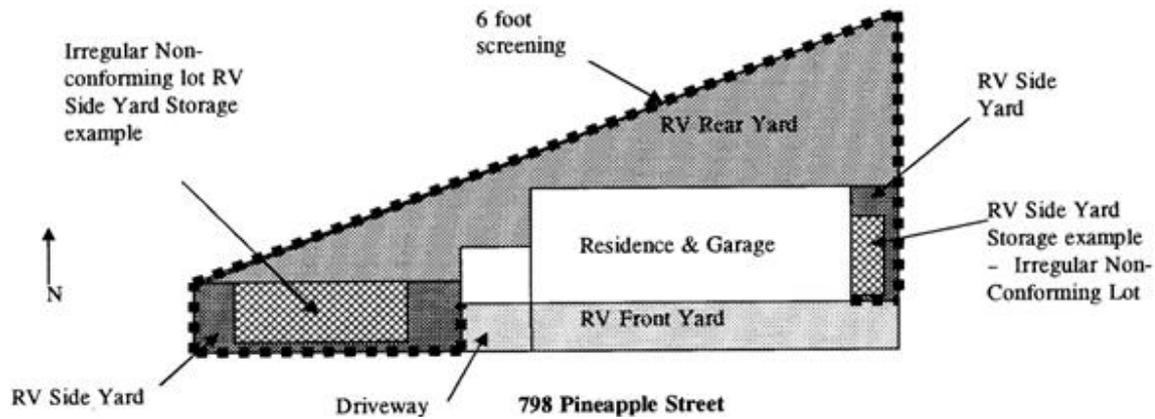
Side yard corner lot RV storage, address and front door on narrowest frontage



Side yard corner lot RV storage—Address/front door on longest street frontage



### RV side yard storage—Irregular non-conforming lots



6. **Parking Surface for RV Storage.** RV storage may be on any surface. If the surface is vegetation, it must be maintained pursuant to GMC Section 9.36.020(4).
7. **Access to Side or Rear Yard Storage Area.** Generally access to side or rear yard storage areas shall be from the existing driveway. However in some cases, the access may require the recreational vehicle to access over a curb and sidewalk. In those cases, the property owner shall be responsible for the maintenance and if determined by the public works director the replacement of curb and sidewalk damaged by such use.
8. **Screening.** Acceptable screening is considered a wall or solid fence structure that has obtained all required approvals and permits from the city. Materials for screen fencing shall be masonry, wood or wrought iron with view-obscuring material. Materials for screening gates shall be wood or wrought iron with view-obscuring material. In no case shall an RV screening wall or fence along the side yard or rear yard be higher or lower than six feet as measured to the highest finish grade. Recreational vehicle storage in a side yard area shall be screened from view from the public right of way as provided by this section. A gate is not required.
9. **Temporary Coverings.** No temporary coverings such as tarps or cloth screens are permitted. Fitted covers and permanent canopies are permitted and may be used as long as they are specifically designed for a recreational vehicle. All fitted covers and permanent canopies shall be maintained in good condition. Permanent canopies are structures which are permanently fixed to the ground and shall comply with all required building codes and Glendora Municipal Code Section 21.04.010(D)(2) Accessory Buildings.
10. **Living Quarters.** Recreational vehicles shall not be used as living quarters when stored on residential or commercial property within the city except as provided in Section 19.20.140 of the Glendora Municipal Code.

11. Temporary On-Street Parking. Temporary on-street RV parking shall be permitted for a maximum of seventy-two hours at any one time with an approved temporary RV street parking permit issued by the city as provided by Section 10.12.021, Early Morning Parking-Temporary Permits, of the Glendora Municipal Code.
12. Grandfathering of 1993 RV Parking Exemptions. The recreation vehicles granted an exemption through the 1993 ordinance and recorded with the community preservation division shall continue to be recognized as valid until the specific vehicle referenced in the exemption is no longer located on the property.
13. Enforcement. The effective date of the ordinance codified in this section shall be six months from the date of adoption by the city council.
14. Administrative Review Permit for RV Storage in RV Front Yard.
  - a. Storage of an RV in an RV front yard area of a single-family residential zone or a multiple-family residential zone developed with only one residence is prohibited unless an administrative review permit is approved by the director of planning and redevelopment.
  - b. The application for an administrative review permit for RV storage in a RV front yard area shall be denied unless all of the following five findings for approval can be made:
    - (A) The subject property is unique in size or configuration;
    - (B) There is no available space in a garage, side yard or rear yard area which can accommodate the RV in conformance with this title;
    - (C) The property can accommodate screening from view from the public right-of-way and surrounding properties with a six-foot high wall/fence and gate constructed with view obscuring material. The six-foot high wall/fence and gate screening does not encroach into the front yard setback area or twenty-five-foot back-out distance from a required garage;
    - (D) The RV can be parked parallel to the side property line and as near the property line as possible;
    - (E) Only one RV can qualify for an administrative review permit for rv front yard storage on the subject property.
  - c. The following development standards shall be incorporated into conditions of approval for the administrative review permit:
    - (A) The RV storage space shall not encroach or block the required twenty-five-foot back-out distance from an approved garage;
    - (B) The director may impose additional conditions as needed to ensure compliance with regulations and to reduce adverse impacts to surrounding neighborhood properties.
  - d. The administrative permit shall be approved or denied by the director of planning and redevelopment with appeal to the planning commission. The action of the planning commission, shall be based on findings (A) through (E) and supported by factual findings in order to grant the appeal. The action of the

planning commission shall be final with no further administrative appeal possible.