

OUTDOOR STORAGE OF VEHICLES

AMENDMENTS TO FMC SECTIONS 22.58.024 & 22.98
STUDY SESSION



History

- April 17, 2017 City Council Study Session
- June 6 & July 10, 2017 Planning Commission Study Sessions
- August 15, 2017 Planning Commission Public Hearing
- September 5, 2017 Planning Commission Recommendation
- October 10 & 24, 2017 City Council Public Hearing

Process

To amend FMC 22.58.024 Outdoor Storage of Vehicles

This section includes:

- Inoperable Vehicles – FMC 22.58.024(a)
- Commercial Vehicles – FMC 22.58.024(b)
- Recreational Vehicles – FMC 22.58.024(c)
- Passenger Vehicles – FMC 22.58.024(d)

Inoperable Vehicles- FMC 22.58.024(a)

Simplify and clarify the code to aid in enforcement

- Prohibits outdoor storage of inoperable vehicles with some provisions
- Expands regulations to include unlicensed vehicles
- Reduces the allowed outdoor storage of *screened* inoperable vehicles from three to one
- Continues to allow unscreened storage for 14 days for a vehicle awaiting repair



Commercial Vehicles- FMC 22.58.024(b)

Expand and clarify the code to aid in enforcement

- Retains prohibition of commercial vehicles over 10,000 GVW
- Aligns language with home occupation standards on commercial vehicles
- Clarifies the restriction is on both private property and ROW in residential zones
- Exempts delivery and equipment related to an active construction project

Passenger Vehicles- FMC 22.58.024(d)

Address concern with vehicles parking on lawns

- Prohibits parking of vehicles on locations other than designated driveways and parking surfaces



Recreational Vehicles- FMC 22.58.024(c)

Address concerns raised by the City Council
and improve ability to enforce provisions

Recreational Vehicles- FMC 22.58.024(c)

- Expand recreational vehicle regulations to include motorized and nonmotorized
- Maintain the limit of two for the outdoor storage of recreational vehicles
- Eliminate the provision of additional vehicles with screening

(c) Recreation Vehicles, Watercraft and Trailers. The outdoor storage of **up to two (total) motorized or nonmotorized** recreation vehicles, motorized or nonmotorized watercraft, and trailers is permitted in a residential zoning district, subject to the following provisions:

Recreational Vehicles- FMC 22.58.024(c)

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Recreational Vehicles- FMC 22.58.024(c)

- Limits the storage of RVs and boats to one in the front yard and/or side yard and up to two in a side street side yard and/or in the rear yard

(c)(2) **One such vehicle may be stored in the side yard**, provided it does not extend beyond the front of the house and is screened from the closest abutting property by a solid fence or approved landscaping as defined in subsection (a)(4) of this section.

(c)(3) **Vehicles shall be may be stored in the side street side yard or rear yard**, provided it is screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping as defined in subsection (a)(4) of this section.

(c)(4) **One vehicle may be located in the front yard if parked perpendicular to the right-of-way**, provided the vehicle does not extend beyond the property line and is screened from the closest abutting property by approved landscaping at least six feet in height.



Recreational Vehicles- FMC 22.58.024(c)

- Expanded screening requirements for RVs

(c)(2) One such vehicle may be stored in the side yard, provided it does not extend beyond the front of the house and **is screened from the closest abutting property by a solid fence or approved landscaping as defined in subsection (a)(4) of this section.**

(c)(3) Vehicles shall be may be stored in the side street side yard or rear yard, provided it is **screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping as defined in subsection (a)(4) of this section.**

(c)(4) One vehicle may be located in the front yard if parked perpendicular to the right-of-way, provided the vehicle does not extend beyond the property line and is **screened from the closest abutting property by approved landscaping at least six feet in height.**



Recreational Vehicles- FMC 22.58.024(c)

- Created parking surface requirements for RVs

(c)(5) Vehicles shall be parked on an approved driveway, an existing impermeable pad established prior to the effective date of this ordinance, or a permeable, porous, or pervious surfaces that meet or exceed the standards outlined in the latest edition of the Department of Ecology Stormwater Management Manual for Western Washington for Low Impact Development.

Recreational Vehicles- FMC 22.58.024(c)

- Created language related to licensing and upkeep of RVs

(c)(6) Vehicles shall be operable and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area. Inoperable, extensively damaged and/or unlicensed vehicles shall be treated as “junk vehicles” per Chapter 9.64 FMC.

Recreational Vehicles- FMC 22.58.024(c)

- Created language for temporary occupancy of RVs

(c)(7) Subject to the above restrictions, recreational vehicles may be occupied on a temporary basis not to exceed 30 days within one calendar year. Exceptions may be approved by the Director for a period not to exceed 6 months when temporary shelter is required to support an individual experiencing serious illness and needing assistance from the property owner on which the recreational vehicle is located.

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Next Steps

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STUDY SESSION



Recreational Vehicles- FMC 22.58.024(c)

Address concerns with recreational vehicle storage

- Expand recreational vehicle regulations to include motorized and nonmotorized
- Maintain the limit of two for the outdoor storage of recreational vehicles
- Eliminate the provision of additional vehicles with screening
- Limits the storage of RVs and boats to one in the front yard and/or side yard and up to two in a side street side yard and/or in the rear yard
- Expanded screening requirements for RVs
- Created parking surface requirements for RVs
- Created language related to licensing and upkeep of RVs
- Created language for temporary occupancy of RVs

