

Memorandum

To: Plan Commission

From: Katherine Holt, Community Development Specialist

Date: April 6, 2022

Re: Campers Zoning Text Amendment

On March 7, 2022, Staff discussed potential language for a zoning text amendment regarding campers with the Plan Commission. Based on discussions with the Plan Commission, the following language is proposed to be added to the Zoning Ordinance in the designated sections with modified language noted for items 2, 5, and 7.

Section 13-1-60 – Definitions – R.

Recreational Vehicle and Equipment. A personal device, including, but not limited to, an automobile, truck, van, semi-tractor, bus, motor home, pop up camper, travel trailer, trailer, motorcycle, all-terrain vehicle, snowmobile, boat, race car, personal watercraft, tractor, or other motorized or nonmotorized device or combination thereof used to transport people, cargo, other vehicles, or designed as a temporary living accommodation.

Sec. 13-1-105 (m) – Use Matrix.

This would be an accessory land use and permitted in the Rural Agricultural (RA), Neighborhood Residential (NR), Mixed Residential (MR), and Urban Residential (UR) zoning districts.

Section 13-1-132 – Specific Accessory Use Standards.

- (1) Recreational vehicles and equipment shall not be located within or block any recorded easements or rights-of-way such as, but not limited to, floodfringe, floodway, and sidewalks.
- (2) Vehicles shall not be permanently stored within a front or corner yard area. The following shall be conclusive indications of storage:
 - a. Off season (a time of year when activity is not engaged such as water sport).
 - b. Winterization (storing items over winter that are not used in winter).
 - c. Nonuse for a period of 30 consecutive days.

- (3) Shall not be considered or used as an accessory structure and may not be used for storage other than those items considered to be part of the vehicle or essential for its immediate use.
- (4) Shall not be permanently connected to wastewater or sanitary lines, water lines, or electricity. A vehicle may be connected to electricity temporarily for charging batteries.
- (5) Recreational vehicles and equipment shall be parked or stored a minimum of ten (10) feet from any property line or right-of-way line and shall not exceed twenty-five (25) feet in length in a driveway.
- (6) Vehicles may be used for temporary sleeping quarters, but not rented, for property zoned NR, MR, and UR if all the conditions as follows are met:
 - a. The vehicle is owned by the occupant or a guest of the occupant of the residence;
 - b. The vehicle is designed for such use;
 - c. The vehicle may be temporarily connected to an approved electrical connection, but shall not be connected to wastewater, sanitary or potable water lines;
 - d. Vehicle use of this type may not exceed an aggregate of 14 days in any 30 day period; and
- (7) Recreational vehicles and equipment that is permanently stored for property zoned NR, MR, and UR within ten (10) feet of a rear property line shall be owned by the resident who is occupying the property, shall be placed on a paved surface, crushed limestone, or other hard surface approved by the Zoning Administrator, and shall be screened from public view and from adjacent property of evergreen plants or a solid fence similar to the requirement for a dumpster enclosure.
- (8) Recreational vehicles and equipment shall follow parking restrictions as defined in Title 10 of the City Ordinance under parking regulations.

Zoning Text Amendment Findings

A determination is required to ensure that a Zoning Text Amendment is in harmony with the recommendations of the City of Verona's Comprehensive Master Plan by answering the following questions posed in Section 13-1-215 of the Zoning Ordinance.

- a. *How does the proposed text amendment further the purposes of this title and the general article in which the amendment is proposed to be located as outlined in section 13-1-5?*

The proposed text amendment adds language that was removed from the previous Zoning Ordinance back into the recently approved Zoning and Sign Code.

- b. *How does the proposed text amendment further the purposes of the specific section in which the amendment is proposed to be located?*

The proposed text amendment adds language that was removed from the previous Zoning Ordinance back into the recently approved Zoning and Sign Code. This will assist the Building Inspectors when they receive complaints about recreational vehicles.

- c. *Which of the following factors has arisen that are not properly addressed in the current zoning text:*

1. *The provisions of this chapter should be brought into conformity with the Comprehensive Plan (if a factor related to the proposed amendment, note pertinent portions of the Comprehensive Plan);*
2. *A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);*
3. *New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;*
4. *If the proposed text amendment is concerned with the provisions of articles C and/or D: How does the proposed amendment maintain the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts?*

Over the last two (2) years the City has seen an influx of recreational vehicle and equipment. There were specific use standards for where the recreational vehicle and equipment could be located, but it was removed as part of the new Zoning and Sign Code. This removal was an oversight by Staff and we are correcting our error.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend the Common Council approve the zoning text amendment for Section 13-1-60 – Definitions – R, recommend the Common Council approve the zoning text amendment for Section 13-1-105(m), and recommend the

Common Council approve the zoning text amendment for Section 13-1-132(p).

