

Unified Land Development Code Revision Language

CODE: Words ~~stricken~~ are deletions; words underlined are additions

ARTICLE XX. - OUTDOOR STORAGE AND DISPLAY

Sec. 404.82.5. - Parking of trucks, ~~Recreational~~ Vehicles and trailers.

The parking of serviceable trucks, Recreational Vehicles, and trailers is allowed as an accessory use in the A, A-RB, RE, RE-1, R-1aa, R-1a, R-1b, R-1c, RM, and RM-1 districts, subject to the following standards. Unserviceable vehicles shall be subject to the requirements of Chapter 74, Article III of the Alachua County Code regarding the accumulation of junk and unserviceable vehicles.

(a) *Parking of trucks, trailers, and other non-recreational vehicles.* The following standards shall apply in all residential districts to the parking of serviceable trucks, trailers, and Vehicles, other than ~~Recreational~~ Vehicles.

- (1) Parking for any truck, trailer, or other Vehicle is permitted inside any enclosed structure that complies with the dimensional standards and/or setback requirements of the district in which it is located.
- (2) Parking shall not be allowed outside of an enclosed structure for any of the following, whether for personal or commercial use:
 - a. Semi-trucks;
 - b. Semi-trailers;
 - c. Box trucks;
 - d. Panel trucks; or
 - e. Buses, except those located on the site of a legal institutional use.
- (3) Trucks, trailers, or other Vehicles shall not be parked in the setbacks of a lot, except as normally exists in driveways.

(b) *Parking of ~~Recreational~~ Vehicles.*

- (1) The following standards shall apply in all residential districts to the parking, storage, or keeping of serviceable ~~Recreational~~ Vehicles:
 - a. Parking is permitted inside any enclosed structure that complies with the minimum dimensional standards and/or setback requirements of the district in which it is located.
 - b. Parking is permitted outside any structure in the side or rear yard, provided the ~~Recreational~~ Vehicle is a minimum of two (2) feet from the lot line.
 - c. Parking is permitted outside any structure in the front yard, provided:
 1. Space is not available in the rear or side yard and no structure for storage is available or there is no access to either the side or rear yard.
 2. The ~~Recreational~~ Vehicle must be parked perpendicular to the front property line. No part of the Recreational Vehicle may extend over a public sidewalk, trail, bike path, or street.

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- (2) Parking of ~~Recreational~~ Vehicles is permitted only for the purpose of storing the Recreational ~~Vehicles~~ within residential districts, and such Recreational ~~Vehicles~~ shall not:
- Be used for the storage of goods, materials, or equipment other than those items considered to be part of the vehicle essential for immediate use;
 - Discharge or discard litter, effluent, sewage, or other matter into any public right-of-way or upon any private property while parked;
 - Be occupied or used for living, sleeping, or housekeeping purposes for a period in excess of seven (7) consecutive days, not to exceed fourteen (14) days in any calendar year, except as provided in Subsections (b)(3) and (b)(4) of this Section. This does not preclude a vehicle from being plugged in for climate control purposes, however, the Recreational ~~Vehicle~~ shall be stored in a road ready manner with any awnings and slide rooms securely closed ~~and ready for travel~~; or
 - Be stored or occupied on any vacant, unoccupied, or unimproved lot.
- (3) A ~~Recreational~~ Vehicle may be used for living, sleeping, or housekeeping purposes if located in an RM-1 district provided for that use subject to the limitations of Subsection 403.23(i)(1).
- (4) A ~~Recreational~~ Vehicle may be utilized for living, sleeping, and housekeeping purposes in designated areas as part of a State or locally approved management plan for parks, preserves, and historic sites.
- (5) A ~~Recreational~~ Vehicle may be utilized for living, sleeping, and housekeeping purposes in Ag A and A-RB Zoning Districts provided:
- Use limited to one (1) ~~Recreational~~ Vehicle per legal lot of record in lieu of either allowable primary dwelling unit or accessory dwelling unit with an issued address.
 - A ~~Recreational~~ Vehicle used for living purposes is not parked within the setback of the legal lot or within a conservation area as described in Chapter 406.
 - Recreational ~~Vehicle~~ has connection to an on site permitted well and septic system.
 - Smoke alarms appropriate for Recreational Vehicle use are maintained on the ceiling or on a wall inside the Recreational Vehicle. The Fire Marshal may require additional, applicable fire safety requirements of the Florida Fire Prevention Code if the Recreational Vehicle is found to be utilized as a public lodging establishment.
 - Each Recreational Vehicle must have a sticker or other documentation certifying that it was inspected and certified for compliance by a professional engineer licensed in this state or by a third-party inspector who is qualified to inspect for ANSI compliance and is accredited pursuant to either the American Society for Testing and Materials Appendix E541 or ISO/IEC 17020.
 - ~~d. Affidavit of Zoning compliance review~~ is filed and accepted by the County.

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ARTICLE III. - DEFINED TERMS:

Recreational Vehicle: For the purposes of floodplain administration, a Recreational Vehicle is a vehicle, including a park trailer, which is [see in F.S. 320.01].

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Vehicle:

(a) An automobile, motorcycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of this state, used to transport persons or property, and propelled by power other than muscular power, but the term does not include traction engines, road rollers, motorized scooters, micro-mobility devices, personal delivery devices and mobile carriers as defined in F.S. § 316.003, special mobile equipment as defined in F.S. § 316.003, vehicles that run only upon a track, bicycles, swamp buggies, or mopeds.

~~(b) A recreational vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Recreational vehicle-type units, when traveling on the public roadways of this state, must comply with the length and width provisions of F.S. § 316.515, as that section may hereafter be amended. Recreational Vehicle means, for all other purposes in the ULDC (excluding its use in Chapter 406, Article VII), a vehicle-type unit, mounted on wheels, including but not limited to a motor home, travel trailer, or tiny house on wheels, that is of such a size or weight as to not require special highway movement permit, and which is:~~

- (1) Built on a single chassis or a trailer that is registered with Florida Department of Motor Vehicles; and
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection; and
- (3) Which either has its own motive power or is mounted on or drawn by or towable by another vehicle, truck, bumper hitch, frame-towing hitch, or fifth-wheel connection; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use or for transient occupancy.