

**PLANNING BOARD  
RESOLUTION No. 2012-19**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
RECOMMENDING APPROVAL OF AN ORDINANCE OF  
THE CITY OF KEY WEST, FLORIDA, AMENDING  
CHAPTER 108 OF THE CODE OF ORDINANCES  
ENTITLED "PLANNING AND DEVELOPMENT" BY  
AMENDING SECTIONS 108-680 THROUGH 108-683 TO  
PROVIDE AMENDMENTS TO THE STORAGE OF  
CERTAIN RECREATIONAL VEHICLES; PROVIDING  
FOR SEVERABILITY; PROVIDING FOR REPEAL OF  
INCONSISTENT PROVISIONS; PROVIDING FOR AN  
EFFECTIVE DATE**

**WHEREAS**, the Planning Department initiated the proposed amendments to the ordinance as a result of changes requested by a City Commission Member; and

**WHEREAS**, the Planning Board held a noticed public hearing on April 23, 2012, where based on the consideration of recommendations by the City Planner, Parking Official and City Attorney, the Planning Board recommended approval of the proposed amendments; and

**WHEREAS**, the Planning Board determined that the proposed amendments are: consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional public demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and are in the public interest.

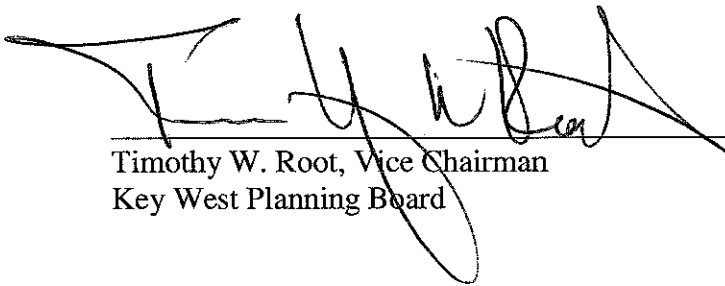
**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** Amending Chapter 108 of the Code of Ordinances entitled "Planning and Development" by amending Sections 108-680 through 108-683 to provide modifications to the Land Development Regulations regarding the "storage of certain recreational vehicles" is hereby recommended for approval; a copy of the recommended amendments to the Code is attached.

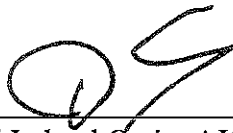
**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission. Read and passed on first reading at a special meeting held this 23rd day of April, 2012.

Authenticated by the Vice Chairman of the Planning Board and the Planning Director;

  
\_\_\_\_\_  
Timothy W. Root, Vice Chairman  
Key West Planning Board

4/26/12  
\_\_\_\_\_  
Date

**Attest:**

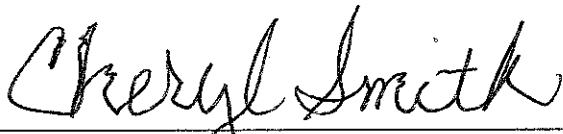


Donald Leland Graig, AICP  
Planning Director

9.25.12

Date


**Filed with the Clerk:**




Cheryl Smith, City Clerk

4-26-12

Date

 Vice Chairman

 Planning Director

**Sec. 108-676. - Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Boat* means every description of watercraft, barge and air boat other than a seaplane, used or capable of being used as a means of transportation on or under the water.

*Boat trailer* means a trailer used for or designed for carrying boats.

*Bus* means any motor vehicle designed for carrying more than ten passengers and used for the transportation of persons and any motor vehicle, other than a taxicab, designed and used for the transportation of persons for compensation.

*Pole trailer* means any vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

*Recreational vehicle* means an item of tangible personal property 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.

*Road tractor* means any motor vehicle designed and used for drawing other vehicles and not so constructed as to carry any load thereon, either independently or as any part of the weight of a vehicle or load so drawn.

*Semitrailer* means any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon, or is carried by, another vehicle.

*Straight truck* means any truck on which the cargo unit and the motive power unit are located on the same frame so as to form a single, rigid unit.

*Tandem trailer truck* means any combination of a truck tractor, semitrailer and trailer coupled together so as to operate as a complete unit.

*Trailer* means any vehicle with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle.

(Ord. No. 97-10, § 1(3-15.7(A)), 7-3-1997)

Cross reference— Definitions generally, § 1-2.

**Sec. 108-677. - Parking and storage of certain vehicles.**

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

(Ord. No. 97-10, § 1(3-15.6), 7-3-1997)

**Sec. 108-678. - Scope.**

\*(Coding: Added language is underlined, in italics and highlighted; deleted language is struck through.)

The parking of commercial vehicles (i.e., any vehicle licensed by the state as a commercial vehicle, including but not limited to trucks and tractor trucks, tandem trailer trucks, straight trucks, semitrailer trucks, road tractors, pole trucks, trailers, buses) and recreational vehicles, boats, trailers, and camping vehicles in residential districts shall be regulated as provided in this division.

(Ord. No. 97-10, § 1(3-15.7(B)), 7-3-1997)

**Sec. 108-679. - Commercial vehicles.**

No commercial vehicles and accessory equipment, including trailers and the like, shall be parked at any time in any residential district unless actually engaged in temporary work or service on the premises. No commercial vehicle of more than 8,000 pounds gross vehicle weight or 20 feet in length shall be parked in any residential district overnight. There shall be no more than one commercial vehicle of any type parked overnight at any one residence in any residential district. Advertising signs with letters more than six inches in height on commercial vehicles parked within residential districts shall not be visible to the public from the property.

(Ord. No. 97-10, § 1(3-15.7(B)(1)), 7-3-1997)

**Sec. 108-680. - Recreational vehicles and boats.**

~~With the exception to properties located in a Single-Family zoning district,~~ recreational vehicles, boats, trailers, and the like shall be parked within an enclosed structure, within a carport behind the front setback, within the required minimum rear yard or in the minimum side yard behind the front structure line of the main dwelling. If not located within an enclosed structure, the recreational vehicle, boat ~~and/or trailer or similar equipment~~ shall be screened by a fence and/or plant vegetation of sufficient height and opaqueness so that the vehicle, boat ~~and/or trailer or similar equipment~~ cannot be seen from a location off the site. A recreational vehicle, boat, trailer, and the like must be for the resident's individual use or related to employment.

(Ord. No. 97-10, § 1(3-15.7(B)(2)), 7-3-1997)

**Sec. 108-681. - Camping vehicles and equipment.**

(a)

~~With the exception to properties located in a Single-Family zoning district,~~ no vehicle or equipment primarily designed as temporary living accommodation for recreational camping and travel use and including but not limited to travel trailers, truck campers, camping trailers ~~or self-propelled motor homes, or tents~~ shall be parked forward of the front building line.

(b)

All automobile trailers, ~~recreational vehicles and the like~~ occupied for living quarters in the city shall be parked in a regularly licensed trailer park. ~~or areas appropriately zoned for trailers.~~

(Ord. No. 97-10, § 1(3-15.7(B)(3)), 7-3-1997)

**Sec. 108-682. - Parking and storage of recreational vehicles, boats and camping vehicles in multifamily developments.**

In addition to the general requirements in sections 108-678 through 108-681, multifamily residential developments, excluding two-family residences, shall be regulated as follows:

(1)

\*(Coding: Added language is underlined, in italics and highlighted; deleted language is struck through.)

Recreational vehicles, boats, and camping vehicles in multifamily residential areas of 25 dwelling units or more (i.e., apartment and condominium structures) shall be parked only in areas specifically designated for such parking purposes.

(2)

Any multifamily development with 25 dwelling units or more shall provide a minimum of one space per 25 units for the purpose of parking and storing of recreational vehicles and equipment ~~boats and/or trailers~~. Any fraction of 25 shall require spaces rounded up to the next whole number.

(3)

The designated area for storing recreational vehicles identified in this section shall be at a distance most remote from the dwelling units. The parking area shall be screened with plant material, decorative walls, fences, berms or any combination thereof, in an effort to diminish any visual impact the area may have on the rest of the site.

(4)

The designated area for storing recreational vehicles, boats, and ~~or equipment trailers~~ shall be a paved surface consistent with the rest of the parking area within the development and shall provide ample ingress and egress and space for easy maneuverability for the type of vehicles and equipment using the area.

(Ord. No. 97-10, § 1(3-15.7(C)), 7-3-1997)

#### Sec. 108-683. - Exceptions.

Exceptions to this division shall be as follows:

(1)

*Commercial vehicles and equipment on residential property.* Commercial vehicles and equipment driven home as a job requirement by employees of the government, private utility companies, or for emergency use may be parked on residential property. Further, vehicles being used for routine deliveries or construction services may be parked on residential property while in the routine course of business.

(2)

*Commercial vehicles and equipment in nonresidential districts.* Commercial vehicles and equipment may be parked on a lot in a district zoned other than residential so long as the vehicles are in regular use by the business located upon the premises. Further, vehicles being used for routine deliveries or construction services may be parked on nonresidential property while in the routine course of business.

(3)

*Recreational vehicles and equipment.* Recreational vehicles and equipment ~~in districts other than Single Family (SF) zoning districts~~ may be parked on a residential premises for a period not to exceed 24 hours during loading and unloading. No such vehicle or equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

(4)

*Recreational vehicle, boats and/or trailers and equipment in Single Family (SF) zoning districts.* ~~Recreational vehicles, boats and/or trailers and equipment may be parked and/or stored on the property without the requirement for structural or vegetative screening or storage within an enclosed structure with the provision that no part of the recreational vehicle, boat and/or trailer or equipment extends into a public right of way or an adjoining property.~~

(Ord. No. 97-10, § 1(3-15.7(D)), 7-3-1997)

\*(Coding: Added language is underlined, in italics and **highlighted**; deleted language is struck through.)