



## THE CITY OF KEY WEST

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# EXECUTIVE SUMMARY

To: The City Commission and Planning Board for the City of Key West

From: Ron Ramsingh, Chief Assistant City Attorney

Date: December 5, 2017 \*\*\*\***REVISED 4/28/18**\*\*\*\*

RE: Ordinance revisions to Secs 108-680, 108-681, 108-683 regarding parking recreational and camping vehicles on private property

Sponsor: Commissioner Payne

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### **Action statement:**

These proposed ordinance revisions seek to require that all unoccupied recreational and camping vehicles in the SF and MDR zoning districts that are parked on private property be parked on side or rear yards; consistent with all other zoning districts in the City of Key West. ***NOTE: Deletions to any mention of boats and boat trailers were added for consideration at 2<sup>nd</sup> reading. This makes it clearer that it is not the intent of this revision to change any regulation regarding boat or boat trailer parking.***

### **Background:**

Currently, in all areas of the city *besides* the single family and medium density zoning districts, boats, trailers, recreational and camping vehicles can park on

private property so long as the vehicles are screened from public view in an enclosed structure that is situated behind the front setback, or screened with plants or vegetation so that it is not seen from the street. In the single family and medium density zoning districts, there have been instances where large recreational and camping vehicles have been parked in the front yards of homes, unmoved for extensive periods of time, in such a manner that they have created an unsightly nuisance to surrounding property owners compared to boats that are typically much smaller in mass. Further, generally speaking, recreational and camping vehicles are moved less frequently than boats in a community like Key West, thereby aggravating the issue of visual clutter. This revision seeks to require that all RVs and camping vehicles be stored within the side and rear yards of homes throughout the city. Additionally, a definition for corner lots will be added when considering what side and rear lots are for purposes of this regulation.

**Options:**

1. To approve the proposed ordinance revisions which will bring the single family and medium density zoning districts in line with all other districts of the city regarding the regulation of recreational and camping vehicles that are parked on private property. The regulations regarding boats will not change.
2. To defeat the proposed ordinance. Large, unsightly recreational and camping vehicles will continue to be able to park in front yards in the single family and medium density zoning districts within the city, in a manner that creates visual clutter.

**Recommendation:** To approve the proposed ordinance revisions.

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