

Proposal to Amend Draper City Code

Residential Parking of Recreational Vehicles and Trailers

Submitted to: Draper City Council

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1. Purpose

This proposal requests that Draper City amend its zoning and parking regulations to provide greater flexibility for residents to park personally owned recreational vehicles, travel trailers, boats, and utility trailers on private residential property.

The proposed amendment would allow residents to park these vehicles on their residential driveways or other paved areas on their property, provided that the vehicle does not obstruct or occupy the public sidewalk, park strip, roadway, or other public right-of-way and complies with applicable property, safety, and access requirements.

2. Existing Regulation

Draper City Code § 9-25-050(G) currently provides that personal recreational vehicles, including travel trailers, boats, watercraft, utility trailers, and motor homes, parked in residential zones must generally be parked **behind the front wall plane of the primary structure on the same property** and comply with applicable design and construction requirements.

Section 9-25-050(I) separately prohibits vehicles, trailers, recreational vehicles, and other motorized transportation from being parked on, over, or within the sidewalk or park strip area between the sidewalk and the street.

3. Proposed Change

The City should amend § 9-25-050(G) to eliminate the requirement that a personally owned recreational vehicle or trailer be located behind the front wall plane of the primary residence when it is parked on a legal residential driveway or other permitted paved parking surface.

Instead, the primary location-based requirement should be whether the vehicle:

1. Is parked entirely on private property;
2. Does not occupy, block, or obstruct the public sidewalk;
3. Does not occupy or obstruct the park strip or public right-of-way;
4. Does not obstruct access to a public street;

5. Does not block required emergency access;
6. Does not interfere with required parking or access areas; and

4. Suggested Replacement Language

The following language is proposed as a replacement for the residential RV/trailer parking provision:

§ 9-25-050(G) — Parking of Recreational Vehicles and Trailers in Residential Zones

Personal recreational vehicles, including, but not limited to, trailers, travel trailers, boats, watercraft, utility trailers, and motor homes may be parked on private residential property, including a legally established residential driveway or other permitted parking surface, provided that:

1. The recreational vehicle or trailer is located entirely on private property;
2. No portion of the vehicle, trailer, hitch, equipment, or appurtenance extends onto, occupies, blocks, or obstructs a sidewalk, park strip, street, or other public right-of-way;
3. The vehicle does not obstruct required access for emergency vehicles or public utilities;
4. The vehicle does not obstruct required sight visibility at intersections, driveways, or other locations;
5. The parking location complies with applicable surface, drainage, setback, and safety requirements; and
6. The recreational vehicle or trailer otherwise complies with all applicable provisions of this title and other City ordinances.

5. Rationale

The proposed amendment would establish a straightforward and objective standard for residential RV and trailer parking.

The current front-wall-plane requirement can prohibit a resident from using a privately owned driveway even when the driveway provides sufficient space to accommodate the vehicle and the vehicle does not interfere with pedestrian access or public property.

A sidewalk-based standard would focus regulation on the impacts that most directly affect the public:

- **Pedestrian safety:** Sidewalks remain unobstructed.
- **Public right-of-way:** Residents cannot use the sidewalk, park strip, or street for storage.

- **Emergency access:** Required access remains protected.
- **Traffic safety:** Sight-distance requirements remain applicable.
- **Private property rights:** Residents may make reasonable use of their legally established residential parking areas.
- **Clear enforcement:** The City can determine compliance using objective physical conditions rather than the location of an imaginary line extending from the home's front wall.

6. Proposed Policy Standard

The proposed policy can be summarized simply:

If an RV or trailer is legally parked entirely on private property and does not impede the sidewalk, park strip, roadway, emergency access, or required visibility, the vehicle should generally be permitted on the residential property.

This standard would continue to protect pedestrians and public rights-of-way while providing residents with reasonable flexibility in using their private driveways.

7. Requested Action

We respectfully request that Draper City Council:

1. Direct City staff to review the proposed amendment;
 2. Consider amending Draper City Code § 9-25-050(G);
 3. Remove or modify the front-wall-plane requirement for personally owned recreational vehicles and trailers;
 4. Establish private-property/sidewalk/right-of-way protection as the primary location standard;
 5. Maintain appropriate safety, emergency-access, and visibility requirements; and
 6. Place the proposed amendment through the City's normal public hearing and ordinance-adoption process.
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