

Recreational Vehicle Regulations



City of San Ramon Planning Services Division

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New Regulations—Background

Special points of interest:

- *New Regulations*
- *What types of vehicles are included?*
- *RV registration, timing and process*

In March of 2002, the residents of San Ramon voted to approve an update to the City's General Plan. The General Plan created new land use designations which required an update to the Zoning Ordinance. The City of San Ramon has been working to update the Zoning Ordinance to be consistent with the voter approved General Plan. The General Plan was adopted and the new Zoning Ordinance becomes effective August 25, 2006.

During the public hearing process for updating the Zoning Ordinance, the Planning Commission and

City Council heard many residents express the desire to establish new regulations for recreational vehicles (RV). Our neighboring cities have taken measures to regulate the storage of recreational vehicles on residential property.

The new Zoning Ordinance includes provisions regulating where recreation vehicles can be parked on residential property.



Recreation Vehicles include all different types of trailers, motor homes and boats. For a complete list, see section below.

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What Vehicles are considered Recreational Vehicles?

A Recreational Vehicle (RV) is defined as:

A boat, boat trailer, other types of trailers, golf cart, busses, motor home, travel trailer, truck camper, carry-all or camp trailer, house car, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which:

1. Contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; and
2. Contains 400 square feet or less of gross area measured at maximum horizontal projections; and
3. Is built on a single chassis; and
4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

The Regulations

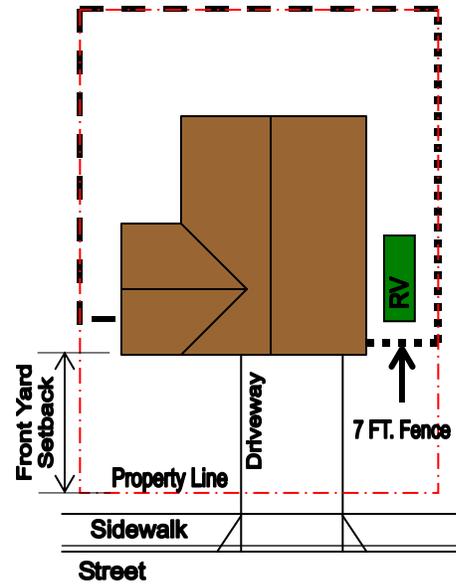
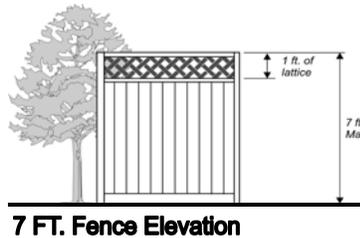
RECREATIONAL VEHICLES MUST BE STORED OR PARKED WITHIN A SIDE OR REAR YARD AND LOCATED BEHIND A SEVEN FOOT WOODEN FENCE

Those residents wishing to store a recreational vehicle on their residential property must store the vehicle in accordance with the new provisions.

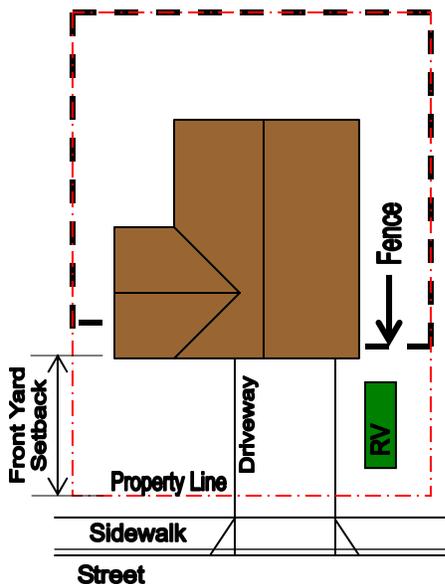
Recreational Vehicles must be stored or parked within a side or rear yard and located behind a seven foot wooden fence (six feet solid and topped with one foot of lattice as shown in the graphic to the right).

Temporary parking within the driveway or carport for the purposes of loading or unloading the recreational vehicle before or after a trip shall not exceed a period of 72 consecutive hours. Parking for this temporary period does not require RV registration.

If an RV is parked in the side yard behind the fence as shown in the graphic to the right, the recreational vehicle is parked in compliance with the new regulations and no RV registration is required.



Registration Background



During the public hearing process, the City heard from many residents who currently have RVs parked on their property within the front setback area. The residents specified that their vehicles had been parked in this location because the Municipal Code has allowed for it. They also spoke of the expenses they had incurred to create a parking pad to store their RV. Many residents indicated they did not have sufficient room in their side yards to store their vehicles.

In an effort to accommodate existing recreational vehicle owners, the regulations adopted by the City Council also included provisions to allow existing recreational vehicles to continue to be parked in the front yard setback. In order for the City to determine which recreational vehicles were in existence prior to the effective date of the regulations, the City Council included provisions for residents to register recreational vehicles with the City Planning Services Division.

As of August 25, 2006, if the owner of a recreational vehicle wishes to continue to park the RV in the front yard similar to the graphic on the left, that vehicle requires registration with the City Planning Services Division.

Registration Requirements

Owners of recreational vehicles who have their vehicles parked on their property as of the effective date of the regulations, by August 25, 2006, are entitled to park their recreational vehicles on a paved surface within the front yard setback, provided the following requirements are met:

1. Each owner shall register each of the vehicles they intend to park within the front yard setback area with the City of San Ramon Planning Services Division.
2. The parking of the vehicle in the front yard setback area must also comply with the Municipal Code, including that the vehicle

may not overhang the sidewalk or right-of-way and the area must comply with the front yard landscaping (50% of front yard must be landscaped) and site distance requirements must be met.

3. Each vehicle must be registered with the City of San Ramon Planning Services Division within six months of the effective date of the new Zoning Ordinance, but no later than February 28, 2007.
4. The vehicle registration will apply to the registrant of the vehicle, not the vehicle itself. This provision will allow an owner who has registered a vehicle to purchase a new RV and still be able to park

it in the front yard setback area, provided that they submit the new vehicle registration information to the City and obtain a new parking sticker for the vehicle.

5. The vehicle owner must be a San Ramon resident and either a resident or owner of the property where the vehicle will be stored.
6. Upon sale of the property, storage of recreational vehicles will not be permitted within the front yard setback area.
7. Upon termination of tenancy, no subsequent tenant will be able to store a recreational vehicle within the front yard setback area.

Registration Procedure

To register your vehicle with the Planning Services Division, the following items must be submitted for review and approval as part of the RV registration process:

1. The Recreational Vehicle registration form.

2. A copy of the valid DMV registration to verify the ownership of the recreational vehicle(s) and address of registration.

3. Proof of ownership as of the effective date of the Zoning Regulations, August 25, 2006.

4. Photo of the recreational vehicle(s) parked on San Ramon property.

5. One time registration fee of \$25.00.

Recreational Vehicle Stickers

When you register your RV with the City of San Ramon, you will receive a sticker to be placed on your vehicle. Each vehicle registered will be given a separate sticker. Stickers shall be placed as indicated to the right depending on the type of RV.

Motor homes and trailers with their own motive power

The sticker must be placed on the driver's side lower corner of the windshield.



For other types of trailers and boats:

The sticker shall be placed on the tongue of the trailer as most practical near the hitch.





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Frequently Asked Questions

RV includes motor homes, boats, trailers, and truck campers. A detailed description is on page 1 of this newsletter.

1. What if I buy an RV after August 25, 2006, where can I park it?

ANSWER: The RV must be parked in the side or rear yard behind a seven foot fence or it can be stored in an off-site facility.

2. Can I register my RV in March 2007?

ANSWER: All RV's must be registered with the City by February 28, 2007. If the vehicle has not been registered with the City by that date, the vehicle must be parked in either the side or rear yard behind a seven foot fence or stored in an off-site facility.

3. Where can I register my RV?

ANSWER: All RVs can be registered at the Planning Services Division offices at 2226 Camino Ramon 8:30 am to 5:00 pm Monday through Friday. The Planning Services Division can be reached at (925) 973-2560 or on the web at www.ci.san-ramon.ca.us.

4. What happens when I want to replace my RV?

ANSWER: You may replace the RV, however, you must update your information with the City and receive a new sticker for the new RV. No additional registration fee will be required.

5. How many vehicles may I register with the City?

ANSWER: You should register any RV that you intend to have stored within the front yard setback area. However, your site may only allow storage of one vehicle in the front yard setback area and also comply with other provisions of the Zoning Code.

6. What if I have guests that want to park their RV in my driveway while they visit, do they need to register their RV?

ANSWER: Yes, but they need to register the RV with the San Ramon Police Department at 2220 Camino Ramon. The Police Department can be reached at 973-2700.