

ORDINANCE NO. 2010

AN ORDINANCE to amend and reordain subsection (59) of Section 42-1, and to further amend Section 42-1 by adding thereto a new subsection numbered (49.4), both of Article I, and to amend and reordain the title and subsection (a) of Section 42-23, Article IV, all of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article I relates to DEFINITIONS, which Section 42-1 relates to ENUMERATION, which subsection (59) relates to TRAILER, which new subsection (49.4) relates to RECREATIONAL VEHICLE, which Article IV relates to ADDITIONAL USE, AREA, etc., REGULATIONS, which Section 42-23 relates to PARKING TRAILERS AND RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS; ZONING OF ANNEXED AREAS; SANITARY LANDFILLS, and which subsection (a) thereof relates to PARKING OF TRAILERS AND RECREATIONAL VEHICLES.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (59) of Section 42-1, Article I, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

(59) Trailer. A residence, house car, camp car or any portable or mobile vehicle on wheels, which is used or may be used for residential, commercial, hauling or storage purposes, except any vehicle or structure which is classified as a recreational vehicle in subsection (49.4) of this section.

Section 2. That Section 42-1, Article I, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new subsection numbered (49.4) to read as follows:

(49.4) Recreational vehicle. A transportation structure not more than 8 feet in width and either self-propelled or capable of being towed by a passenger car, station wagon or small pick-up truck, and primarily designed or constructed either to provide temporary, movable living quarters for recreational, camping or travel use or to carry equipment for such uses, but not for profit or commercial use. Recreational vehicles shall include the following and no other:

(a) Trailer, trailer coach and 5th wheel trailer. Vehicles constructed with integral wheels to make them mobile, that are intended to be towed by passenger cars, station wagons and/or light pick-up trucks and similar motor vehicles, but not by truck tractors of any type.

(b) Camping trailer. A type of trailer or trailer coach, the walls of which are so constructed as to be collapsible and made out of either canvas or similar cloth, or some form of rigid material such as fiberglass or plaster or metal. The walls are collapsed while the recreational vehicle is being towed, are raised or unfolded when the vehicle becomes temporary living quarters and is not being moved.

(c) Pick-up (slide-in) camper and truck cap. Structures designed to be mounted temporarily or permanently in the beds of light trucks, with the trucks having either single or double rear wheels and with or without an assisting, extra tag axle and wheels mounted either on the camper chassis or the truck chassis behind the truck's rear wheels. These campers can be readily demounted from the truck bed.

(d) Chassis mount, motor home and mini-motorhome. Recreational structures constructed integrally with a truck or motor van chassis and incapable of being separated therefrom. The truck or motor van chassis may have single or double rear wheels.

(e) Converted and chopped vans. Structures which are created by altering or changing an existing auto van to make it into a recreational vehicle meeting the requirements of the first paragraph of this section.

(f) Boat, motorcycle, utility or snowmobile trailer. A vehicle on which a boat, motorcycle, snowmobile or other recreational, camping or travel equipment may be transported and which is towable by a passenger car, station wagon, pick-up truck or mobile recreational vehicle as defined in (d) and (e) above. If the trailer is enclosed with a box or structure, such box or structure may not exceed the permissible length as set for in subsection (a)(2) of Section 42-23 of this Code.

(g) Boat. A transportation structure used or capable of being used as a means of transportation on water. A boat placed on a boat trailer shall constitute one recreational vehicle for purposes of subsection (a)(2) of Section 42-23 of this Code.

Section 3. That the title and subsection (a) of Section 42-23, Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby are amended and reordained to read as follows:

Sec. 42-23. Parking trailers and recreational vehicles in residential zones; zoning of annexed areas; sanitary landfills.

(a)(1) The parking of a trailer in any residential zone is hereby prohibited; except, that one trailer may be parked or stored in an approved, enclosed garage; provided, that no living quarters or business premises shall be maintained in such trailer. Where living quarters are maintained in trailers, such trailers shall be parked or stored only in authorized trailer camps.

(2) Recreational vehicles may be parked in any residential zone only on a lot occupied and used for single or two-family dwelling purposes; provided that the total length of any such recreational vehicle shall not exceed 20 feet in the R-2-5, R-5, RA, RB, RC, and RM residence zones and the RT Townhouse Zone, or 25 feet in the R-8, R-12 and R-20 residence zones; provided that not more than one recreational vehicle shall be permitted for each single family residential unit, except that any number of such recreational vehicles may be permitted if parked within an approved, enclosed garage or storage building; and further provided that any such recreational vehicle is unoccupied and is parked behind the front building line or within an approved, enclosed garage or storage building.

Recreational vehicles not more than 25 feet in total length may also be parked on lots used for multi-family dwellings, provided they do not occupy required off-street parking spaces and are screened by fencing or plant material from view from any dedicated public right-of-way.

No living quarters or business premises shall be maintained in any recreational vehicle. No utilities or sewers shall be connected thereto.

Section 4. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

FINAL PASSAGE: MARCH 22, 1975