



Development Services Department

FACT SHEET

RECREATIONAL VEHICLE STORAGE

A recreational vehicle (RV) is a term often used for a motorized vehicle or trailer that is equipped with living space and amenities found in a home. Other terms used to describe an RV include campervan, caravan, and motorhome. RVs can represent a significant investment and many owners want to store their vehicle within an enclosure or shade structure on their property to help protect it from the elements.

This Fact Sheet is intended to provide important information BEFORE you invest and install an access path or enclosure/shade structure for your RV. These are general responses to common questions. Your individual circumstances may result in slightly different requirements or allowances. Please contact the appropriate department as referenced below for more information.

WHERE CAN I PARK MY RV?

Subject to certain limitations, RVs can generally be parked anywhere on your property (including the side and rear yard) so long as they are screened by an approved fence or wall. RV's cannot be parked within the front yard setback (i.e., driveway or front of house). Additionally, RV's cannot be parked on a public street for more than two consecutive days. Please contact the Zoning Counter at (951) 461-6061 for more information.

WHERE CAN I PLACE AN RV STRUCTURE? ARE THERE LIMITS ON CONSTRUCTION MATERIAL?

Depending upon where your property is located within the City, there are limitations on where enclosures/shade structures can be located and the construction material that must be used. Below is an overview of common limitations.

- Zoning/Setback Requirements

City setback regulations differ for attached and detached accessory structures. Generally, no structure can be closer than five feet to any side or rear yard property line. The reasons for this requirement include reducing visual impact on the adjacent property, help minimize the spread of any potential fire, and ensure water does not shed from the sloped roof onto the adjacent property. Setback requirements can be found in MMC §16.44.150 or contact the Zoning Counter at (951) 461-6061 to determine exact requirements for your situation.

- Building Code/Construction Type

Depending upon the construction material and proximity to the property line or residence, additional conditions and requirements may be required such as fire-





resistance rated construction or fire sprinkler protection. Please contact the Building Division at (951) 461-6062 for requirements.

DO I NEED A PERMIT FOR AN ENCLOSURE?

Yes. A permit is required for both permanent and temporary enclosures/shade structures. Exceptions are one-story, detached enclosures/shade structures that do not exceed 120 square feet. However, exempt enclosures are still required to comply with setback requirements.

ARE THERE LIMITATIONS ON HOW I ACCESS MY RV PARKING AREA?

Yes. RV access through an existing, permitted driveway opening is allowed with no additional permit or requirements. Conversely, the following are examples of unlawful ways to access your property with an RV as they pose potential public health/safety issues and expose both the City and property owner to potential liability.

- Driving over the curb and sidewalk
- Constructing an unpermitted ramp
- Unpermitted modifications to an existing permitted driveway, curb, or sidewalk
- Accessing the property from a pedestrian ramp located at an intersection

DO I NEED A PERMIT FOR NEW ACCESS?

Yes. A property owner must obtain an Encroachment Permit prior to construction/modification of any driveway opening, or to enter or exit from any public street at a location other than the existing previously approved driveway. Please contact the Engineering Division at (951) 461-6077 to determine exact requirements for your situation.

WHO CAN I TALK TO IF I HAVE ANY OTHER QUESTIONS?

Please contact the Zoning Counter at (951) 461-6061 for any questions or visit our offices at City Hall located at 1 Town Square.

