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City of Peoria • 8401 West Monroe Street • Peoria, Arizona 85345

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**OPINION NO. 94-01**

**TO:** Ken C. Forgia, Mayor  
**FROM:** Stephen M. Kemp, City Attorney  
**DATE:** February 3, 1994  
**SUBJECT:** Recreational Vehicle Parking

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**QUESTION:**

You have asked for the interpretation of the City Code provisions on parking recreational vehicles in side and back yards in the City of Peoria.

**OPINION:**

Under Ordinance No. 92-20 adopted by the City Council in 1992, specific guidelines are set forth for the parking of recreational vehicles in the City. The ordinance provides in part:

Section 6-3-12

Parking in Residential Areas; Driveways or Private Property.

- A. No person shall stand or park a vehicle with a gross vehicle weight rating in excess of nine thousand (9,000) pounds, or a tractor, semi-trailer, trailer, or bus or a vehicle with a name, trademark or logo located either on the sides or the rear of the vehicle, in sharp contrast to the background and of such size, shape and color as to be readily legible during daylight hours from a distance of fifty feet, on any real property within a residential zoning district within the City, except during the process of loading or unloading the vehicle, or unless parked or placed in a rear yard or screened area not visible from the public street or roadway.

Under this subsection of the ordinance, vehicles that weigh more than nine thousand pounds, including recreation vehicles, must be parked or placed in a rear yard or screened area not visible from the public street or roadway. The City defines rear yard as being that area beginning at the rear of the building. However, a screened area would include the side yards behind a block wall, as they would be screened by the wall and such walls are permitted under the City's zoning code.

For those recreational vehicles nine thousand pounds and under, parking is governed under the respective zoning district. For R1-35; R1-18; R1-12; R1-10; R1-8; and R1-6 districts parking is governed by Section 14-5-4 E. This section permits:

- E. Storage parking of one travel trailer/recreational vehicle, provided that it is parked only in a garage, carport, side or rear yard and is not used for living purposes.

Again, such vehicles could be parked in a side or rear yard.

In conclusion, a recreational vehicle over nine thousand pounds may be parked on the lot of a private single family residence in a side or rear yard. A recreational vehicle under nine thousand pounds also may be parked on the lot of a private single family residence in a side or rear yard. Obviously, some developments may enact codes, covenants and restrictions (CCR's) more severe than the city codes. However, such CCR's are not enforced by the City.

If you should have any questions, please do not hesitate to contact me.

cc: Honorable Mayor and Council