

ARTICLE II. - TRAILERS AND RECREATIONAL VEHICLES

FOOTNOTE(S):

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**Cross reference**— Traffic and vehicles, ch. 82. [\(Back\)](#)

Sec. 54-31. - Conditions for parking or storage on residential property.

The following regulations shall apply to all residential districts:

(1) *Definitions.* For the purpose of this section the following definitions shall apply:

*Boat* means any watercraft, including barges and air boats, designed, used, or capable of being used as a means of transportation on water.

*Bus* means any motor vehicle, other than taxicabs, primarily designed or used for the transportation of persons for compensation whether the bus is presently being used for compensation or not, or is presently being used for private personal use.

*Camper* means any separate structure designed or used for human habitation, which can be attached to or detached from a pickup truck, and which has sufficient head room for an adult six feet in height to stand upright. A pickup truck with a cap shall not be construed as a camper.

*Cap* means any separate structure which can be attached to or detached from a pickup truck, and which does not have sufficient head room for an adult six feet in height to stand upright.

*Chassis camper* means any motor vehicle with a cab and a habitable structure permanently attached to the motor vehicle chassis.

*Construction trailer* means a vehicle without motive power designed to assist in the construction of privately owned property.

*Habitable* means containing facilities for sleeping or equipment for food preparation or plumbing facilities.

*Jeep* means any motor vehicle not otherwise defined herein which is designed such that all wheels can be powered, and which is currently licensed and registered for operation upon public highways.

*Light van* means any self-propelled motor vehicle having a generally rectangular bulk which is licensed and registered for operation upon the public highways and which body dimensions do not exceed in size any one or more of the following dimensions: Height: 95 inches (as measured from street level,); width: 84 inches; length: 228 inches.

*Measurement of adult six feet in height standing upright* means a measurement from the natural floor elevation of the recreational vehicle, as delivered from the original vehicle manufacturer, to the ceiling top of the recreational vehicle, not including any removable floors or ceiling tops that may be placed in such recreational vehicle.

*Motor home* means any motor vehicle to which a habitable structure has been permanently attached to a motor vehicle chassis.

*Owner* means any person, association or corporation to which a motor vehicle or trailer is registered according to the certificate of title for the motor vehicle or trailer, and shall include, if

the motor vehicle or trailer is under lease, rental agreement, or on loan under any type of arrangement, gratuitous or otherwise, the person, association or corporation having possession or control of the vehicle. When used herein in relation to privately owned real property in a residential district, the term shall mean the owner of the property according to the latest ad valorem tax records of the county, and shall include, if the privately owned real property is under lease, rental, agreement for deed or similar land contract, the person, association or corporation in possession and control of the property.

*Recreational vehicle* means any bus, camper, pickup truck with a camper mounted, chassis camper, motor home, or swamp-buggy, or any similar motor vehicle or trailer designed primarily for recreational use.

*Residential district* means any residentially zoned property.

*Screening* means a visual barrier permanently affixed to the ground consisting of dense vegetation or other permitted structure, all of which is constructed in accordance with the city building code and which does not exceed the height limitations as established in this Code.

*Street* means any street, avenue, road, paved alley or other public thoroughfare, however designated, and shall include all of the right-of-way therefor regardless of the location of the pavement. For the purpose of determining whether a street is within a residential district in the city, "street" shall include the half of the right-of-way between the center line and the boundary line which is the residential property line, to the extent that the right-of-way adjoins a residential district.

*Swale* means that area of a public street between the pavement and the limiting property line of the right-of-way.

*Swamp-buggy* means any motor vehicle designed primarily for operation on land other than improved roads.

*Trailer* means any vehicle without motive power designed for carrying persons or property on its own structure and to be drawn by a motor vehicle regardless of hitch type. This definition does not include construction trailers.

(2) *Certain motor vehicles or trailers prohibited in residential districts.*

- a. It shall be unlawful for any owner, agent, operator, or person in charge of a recreational vehicle, boat or trailer, to park, store or keep such recreational vehicle, boat or trailer on the pavement or in the swale of any public street within any residential district in the city.
- b. It shall be unlawful for any owner of privately owned real property in any residential district in the city and/or the person in possession of such privately owned real property in any residential district in the city, to park on, cause to be parked on, or allow to be parked on such property any recreational vehicle, boat or trailer except as otherwise provided in this section.

(3) *Certain vehicles, emergency repairs and temporary parking.* The prohibitions of subsection (2) of this section shall not apply to:

- a. The temporary parking of any trailer on privately owned real property or in the adjoining swale of any public street within a residential district where construction for which a current and valid permit has been issued by the city is underway on the property and the permit therefor is properly displayed on the premises; provided that all construction trailers temporarily parked in RS-3, RS-5, and RD-10 zoning districts shall be used exclusively for storage purposes and inspection of on-site building plans, and the material stored shall be for use exclusively on the site. Construction trailers can be no larger than 20 feet by eight feet and cannot be used to provide additional signage on the property. Construction trailers

must be immediately removed from the property upon the successful completion of the framing inspection as defined by the Florida Building Code, and Broward County Administrative Provisions, as may be amended from time to time. Construction trailers must also be removed from the property upon the official announcement that the city is under a hurricane warning. Nothing in this section is intended to require a permit where [none] is otherwise required. Nothing in this subsection is intended to require a permit where none is otherwise required.

- b. The emergency parking of a disabled recreational vehicle, boat, or trailer. However, any such recreational vehicle, boat, or trailer shall be removed from the residential district within 24 hours by wrecker towing or other available means regardless of the nature of the emergency.
  - c. The active loading and unloading of a recreational vehicle or trailer, or a boat, preparatory for or following an off-premises trip, but in no case shall the loading and unloading period exceed 48 hours in a seven-day period, with the requirements that the 48-hour loading and unloading period shall consist of two 24-hour periods with an intervening 24-hour period when such recreational vehicle, trailer or boat is away from the premises. Irrespective of any of the provisions contained in this subsection, no recreational vehicle, trailer or boat shall be permitted to be parked on any public right-of-way whether for active loading or unloading, or for any other purposes, between the hours of 9:00 p.m. and 6:00 a.m.
  - d. Boats which are docked in a canal, or landed from a canal by a permanent hoist mechanism.
- (4) *Permissive parking.* Notwithstanding the prohibitions in subsection (2) of this section, there may be parked in any residential district, on a plot improved with a permitted structure, any combination of the following motor vehicles or trailers:
- a. Any light van, jeep or automobile.
  - b. Any recreational vehicle, boat or trailer, provided that:
    - 1. Such recreational vehicle, boat or trailer is parked in a fully enclosed garage that has a door, but such door must be closed at all times other than such time as is necessary to remove or park any vehicle, boat or trailer in such garage so that substantially at all times the vehicle, boat or trailer parked in such garage shall be fully screened from view from any adjacent property or any portion of the street adjacent to the subject property.
    - 2. No part of such recreational vehicle, boat or trailer when parked in a garage may project beyond the door which closes the garage opening.
    - 3. When any recreational vehicle, boat or trailer is parked in a carport, such recreational vehicle, boat or trailer must be fully and completely screened from view from the adjacent property and the street adjacent to the subject property.
  - c. Any recreational vehicle, boat or trailer, provided that the recreational vehicle, boat or trailer is parked on the plot in the minimum rear yard, or in the side yard to the rear of the extension of the front roof line, and such recreational vehicle, boat or trailer is fully screened from off premises view by a fence, wall or hedge which is permanently affixed to the ground in compliance with the building code of the city and which fence, wall or hedge, in all respects, complies with all provisions of this Code. There shall be a required minimum three feet of separation between any building and the recreational vehicle, boat or trailer. For this purpose the roof overhang shall not be deemed part of the "building."
- (5) *Exemptions.* Exempt from the provisions of this section are trailers in actual use or moving directly to or from the location of actual use which are owned or leased by:
- a. The city for the accomplishment of a municipal purpose.

- b. A contractor or subcontractor under agreement with the city to accomplish a municipal purpose.
- c. A public utility operating within the city, or a contractor or subcontractor under agreement with such public utility, for the installation, maintenance, adjustment, or repair of or to a public utility facility.

(6) *Handicapped persons' motor vehicles.* The city may issue to any person with a disability within the meaning of F.S. § 316.1953 a permit to park a light van with a permanently raised roof in a residential district without restriction, but such permit shall be issued for a time certain subject to renewal if the confinement to a wheelchair is not permanent.

(Code 1979, § 12-92; Ord. No. 772, § 2, 1-23-2001; Ord. No. 2002-0812, § 15, 6-11-2002)

Sec. 54-32. - Maintenance; tag, inspection sticker required.

All house cars, trailers, campers, camper vans, or similar vehicles, boats or boat trailers, or any trailer or recreational vehicle, while situated upon any lot, piece or parcel of land in the city, shall be kept in good working order and appearance and shall bear current vehicle license tags and inspection stickers as required by state law.

(Code 1979, § 12-93)

Sec. 54-33. - Living in prohibited.

It shall be unlawful for anyone to live in any house car, trailer, camper, camper van or similar vehicles, boats, or boat trailers, or any trailer or recreational vehicle, while such house car, trailer, camper, camper van or similar vehicles, boats, or boat trailers, or any trailer or recreational vehicle is situated upon any lot, piece or parcel of land in the city.

(Code 1979, § 12-94)

Sec. 54-34. - Connecting to utilities.

It shall be unlawful for any bus, camper, cap, chassis camper, motor home, trailer, or recreational vehicle to be connected to any utilities of the city, except when such vehicles are preparing to embark or depart, or except where such vehicles are situated within a regularly licensed trailer park.

(Code 1979, § 12-95)

Sec. 54-35. - Prohibited parking of ultra-light flying craft in the city; exception.

It shall be unlawful for the owner of, or the person in possession of, any ultra-light flying craft and the owner of any real property or the person in possession of any real property located within the city to permit any ultra-light flying craft to be parked or stored on any property within the city limits of the city unless the ultra-light flying craft is parked or stored completely within a garage of sufficient size so that no portion of such ultra-light flying craft, when parked in such garage, projects beyond the door which closes the garage opening.

(Code 1979, § 12-96)

Sec. 54-36. - Prohibition of landing and taking off of helicopters; exceptions.

- (a) It shall be unlawful for any owner of, or any person in possession of, any helicopter or the owner of any land, or the person in possession of any land, located within the city to take off or land any helicopter from any property located within the city or to store any helicopter upon any property located within the city unless the such helicopter is stored within a garage that is large enough so that no portion of such helicopter, when parked in such garage, projects beyond the door which closes the garage opening.

- (b) The provisions of subsection (a) of this section shall not apply to the emergency landing of any helicopter which is caused by a verifiable malfunction and the subsequent takeoff or removal of such helicopter, nor shall such provisions apply to the taking off or landing of any helicopter which is operated by a city, county, state or other governmental agency including any agency operated under the auspices of the United States Government.

(Code 1979, § 12-97)

Sec. 54-37. - Prohibition against flying or floating lighter than air balloons or vessels.

- (a) It shall be unlawful for the owner of, or the person in possession of, any lighter than air balloon or vessel, to fly the lighter than air balloon or vessel or float the such balloon or vessel, anywhere within the city, or to anchor the lighter than air balloon or vessel to anything temporarily or permanently connected to any real or personal property located within the city limits of the city or to anchor the lighter than air balloon or vessel to any real property located within the city limits of the city.
- (b) It shall be unlawful for the owner of any real or personal property, or the person in possession of any real or personal property, located within the city limits of the city to permit or cause any lighter than air balloon or vessel to be floated from, flown from or anchored to any real or personal property owned by or in possession of such person, within the city limits of the city.
- (c) The term "lighter than air balloon or vessel" shall be defined as any object that is of less weight than the air displaced by it, whether naturally so or whether caused by filling with a gas lighter than air.
- (d) There shall be exempted from the provisions of this section any lighter than air balloon or vessel whose volume of gas is less than that of a perfectly round sphere with a radius of one foot.

(Code 1979, § 12-98)

Secs. 54-38—54-49. - Reserved.