

17.08.130 Off-street parking of accessory vehicles.

- A. Purpose and Intent. The parking restrictions set forth in this section are designed to limit temporary parking, and prohibit storage of, ~~accessory~~ Accessory vehicles/Vehicles, as that term is defined below, to improve the appearance and aesthetic values of the city and to further eliminate or prevent the occurrence of potential traffic hazards.
- B. The words, terms, phrases, and their derivations set forth in this Chapter 17.08 have the meanings set forth below.
1. "Accessory ~~vehicle~~ Vehicle" means and includes campers, recreational vehicles and utility trailers as defined below.
 2. "Camper" means a structure designed to be mounted upon a motor vehicle and to provide facilities for human habitation or camping purposes.
 3. ~~"Enforcement Authority" means the city manager or designated department head, building official, code enforcement officer, or public official charged with the responsibility for enforcement under this title. "Enforcement official" means the community development director, chief of police, or city of Rocklin Code Enforcement Officer, or his or her designee respectively.~~
 4. ~~"Offsite storage Storage location/Location" means a site, typically a commercial facility designed for the specific purpose of renting space for such a use, at which an accessory vehicle shall be stored and which is outside of the city's residential zones.~~
 54. "Recreational ~~vehicle~~ Vehicle" means a vehicle or trailer which is capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle by and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. "Recreational vehicle" includes, without limitation, any of the following: (1) camp trailer, as defined by California Vehicle Code Section 242; (2) fifth-wheel travel trailer, as defined by California Vehicle Code Section 324; (3) house car, as defined by California Vehicle Code Section 362; (4) trailer coach, as defined by California Vehicle Code Section 635; (5) mobilehome, as defined by California Vehicle Code Section 396; (6) boat, watercraft, and/or a trailer for a boat or watercraft; (7) trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and (8) recreational vehicle, as defined by California Health and Safety Code Section 18010.
 65. "Store" or "Stored" means parking in a location on three (3) consecutive days or nine (9) intermittent days within a thirty (30) day period at any point in time for a period of time beyond the temporary period allowed by subsection E. below for loading, unloading and maintenance. An accessory vehicle observed to be parked for a period of nine days, whether consecutive or intermittent, within any thirty-day period in the frontyard setback, street sideyard setback, or on the public street within one thousand feet of the property line where the person who owns or has possession, custody or control of the accessory vehicle resides, shall be prima facie evidence of a stored accessory vehicle.
 76. "Utility ~~trailer~~ Trailer" means a nonmotorized vehicle designed to carry persons, property, animals, waste, materials, watercraft, or any other items on its own structure and to be drawn by another motor vehicle which is not designed for recreational purposes.
- C. No person shall use any ~~accessory~~ Accessory vehicle/Vehicle for living or sleeping purposes, or as a principal place of business operations except as specifically provided in this Title 17. Utility connections for water, sewer, or power shall be prima facie evidence of occupancy as a residence or business, except for the temporary (twenty-four hours) use of power to recharge batteries or service appliances.
-

D. ~~It is a violation of this section to Store an Accessory Vehicle in any zoning districts at the following locations, except as provided in subsection FE below, no accessory vehicle shall be parked or stored:~~

1. In any front yard or street side yard setback in any zone including driveways;
2. On a public street in any zone; or
3. In any required off-street parking area in any commercial or industrial zone, ~~for longer than seventy-two hours, unless the off-street commercial parking area is specifically provided to serve a business whose primary purpose is to service, sell, repair or perform maintenance upon an accessory vehicle.~~

If an Accessory Vehicle is Stored on private property in violation of this Section, both the Accessory Vehicle owner and private property owner, if different persons or entities, shall be in violation of this Section.

E. An Accessory Vehicle shall be considered "Stored" for the purposes of this Section 17.08.130 if it is Stored in any single location or combination of locations described in Section 17.08.130(D). It shall be prima facie evidence of a "Stored" Accessory Vehicle if the Enforcement Authority has documented the presence of the Accessory Vehicle at any single prohibited location or combination of prohibited locations at any point in time on three (3) consecutive days or nine (9) intermittent days within a thirty (30) day period.

~~FE.~~ Exceptions.

1. ~~Off-street parking area in any commercial or industrial zone specifically approved to serve a business whose primary purpose is to service, sell, repair or perform maintenance upon an Accessory Vehicle. In residential zones, temporary parking of a single accessory vehicle shall be permitted in the front yard or street side yard setback for a period not to exceed forty eight consecutive hours for the purposes of loading, unloading, cleaning and general maintenance. It is the intent of this subsection that the provisions for loading and unloading, cleaning and general maintenance be granted solely for accessory vehicles owned or rented by the residents of the property on which the accessory vehicle is being parked. For the purposes of this section, a vehicle shall be considered to have been parked or left standing for forty eight or more consecutive hours if it has remained inoperable or has not been moved at least one half mile during the forty eight hour period. An inoperable vehicle is a vehicle that cannot be moved under its own power or a vehicle which cannot operate legally and safely on the highways of the state. If visible, the mileage reflected on the odometer of the vehicle shall be rebuttably presumed to be an accurate indication of the distance that the vehicle has or has not been moved. Obstruction of the odometer of the vehicle will result in a presumption that the vehicle has not been moved. Absent any presumption, the totality of the circumstances, including but not limited to tire markings, vegetation and vehicle condition, shall be considered in determining whether the vehicle has or has not been moved.~~
2. Mobile or portable structures for city, county, state, and federal government use are permitted in all zones.
3. Construction site temporary offices may be located pursuant to Section 17.08.140.
4. A motor home or mounted camper which is normally used for every day transportation, is mounted on a one ton or less pickup, and is not more than nine (9) feet in height measured from the surface of the street.
5. A person who has been granted a reasonable accommodation from this Section under Chapter 17.83 of the Rocklin Municipal Code.

~~F. It is a violation of this section to store an accessory vehicle in residential zoning districts at the following locations:~~

1. ~~On private property in the frontyard setback including the driveway;~~

- 2. ~~The street sideyard setback;~~
- 3. ~~On public rights of way, within one thousand feet of the property line where the person who owns or has possession, custody or control of the accessory vehicle resides.~~
- G. ~~An accessory vehicle observed to be parked for a period of nine days within any thirty-day period, in the frontyard setback, street sideyard setback, or on the public street within one thousand feet of the property line where the person who owns or has possession, custody or control of the accessory vehicle resides, shall be prima facie evidence of a stored accessory vehicle in violation of this section. Presentation to the enforcement official of a contract with a bona fide commercial storage yard specifically identifying the accessory vehicle in question and clearly stating the monthly storage charge and business contact information shall, upon verification by the enforcement official, be prima facie evidence that the vehicle is not being stored in violation of this section.~~
- H.G. Violation of this section is deemed to be an infraction and is punishable as such pursuant to [Chapter 1.14 Title 1 of this code the Rocklin Municipal Code](#), or at the discretion of the [enforcement Enforcement Authority official](#) or city attorney, may be punishable by the use of any other [criminal](#), civil or administrative remedy or penalty authorized by, or set forth in, the Rocklin Municipal Code.

17.83.020 - Applicability.

A request for reasonable accommodation may be made by any property owner, duly authorized tenant or lessee who desires [a waiver from a provision of this Title 17 or](#) to implement improvements to a specific property ~~that are designed to provide access to housing and/or places of business, for the purpose of providing relief~~ when the application of a zoning law or other land use regulation, policy, practice, project entitlement exhibit or condition of approval acts as a barrier to reasonable access. This section is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards, practices, and project entitlement exhibits or conditions of approval for the siting, development and use of structures and facilities that would eliminate regulatory barriers and provide a person with a disability with equal opportunity to access housing and places of business. Requests for reasonable accommodation shall be made in the manner prescribed by Section 17.83.030.

17.83.030(A)(3)

- 3. The street address and assessor's parcel number of the property for which the request is being made, [and, if relating to an accommodation for an Accessory Vehicle, as defined in Section 17.08.130\(B\)\(1\) of the Rocklin Municipal Code, the vehicle identification number, license plate, and any other identifying information regarding the Accessory Vehicle requesting to be used as part of the reasonable accommodation as requested by the community development director;](#)

17.83.030(A)(8)

- 8. Photos, site plans, drawings, and/or other graphics as may be needed to make the proposed changes clear, [and, if for an Accessory Vehicle, a description of the Accessory Vehicle, including its dimensions, purpose to support the reasonable accommodation, and other information regarding the Accessory Vehicle as requested by the community development director.](#)

17.83.050(A)(1)

1. Whether the [facility property](#) which is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts, and that the accommodation requested is necessary to make the specific [facility property](#) accessible to the individual or group of individuals with (a) disability(ies) under the Acts;