

Recreational Vehicle and Motor Vehicle Parking in the Front Yard

Guidelines for Residents

In the City of Antioch, residents are permitted to park recreational vehicles on the front yard driveway with the issuance of an RV Permit. These frequently asked questions and guidelines are intended to provide helpful information as you consider applying for an RV Permit.

What is a Recreational Vehicle?

A Recreational Vehicle (RV) is defined as follows:

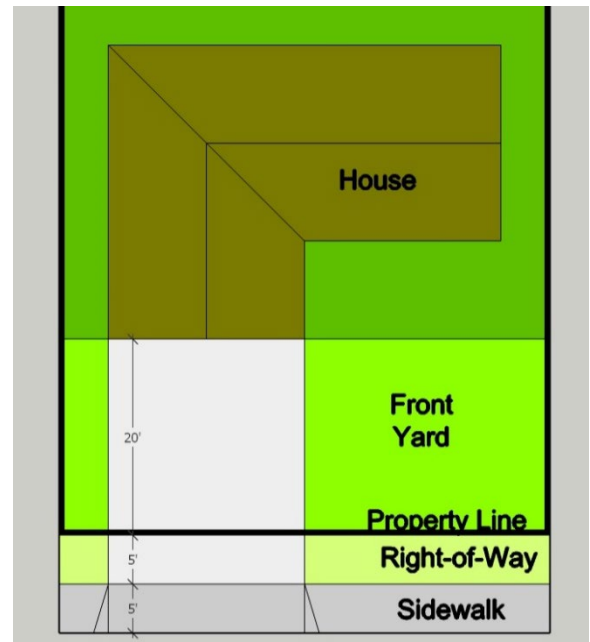
RECREATIONAL VEHICLE. A personal vehicle, including but not limited to, a camping trailer, motorhome, tent trailer, fifth-wheel trailer, unmounted camper shell, boat, personal watercraft, utility trailer, or other mobile recreational equipment or watercraft, or any empty trailer intended for or capable of carrying any of the above.

What is a front yard?

The answer seems obvious, but it is helpful to see what the technical answer is. The front yard is defined by the Antioch Municipal Code (AMC) as the area between the building and the front property line. In most cases, the front yard is at least twenty feet because that is the standard depth for a parking space on the driveway in the front yard.

In many neighborhoods, the front property line is not at the sidewalk, but is 5' back. The area between the back of the sidewalk is actually part of the public street or "right-of-way". The public right-of-way is controlled by the City and often contains important electrical, gas or water meters and other utility infrastructure

In short, when the Antioch Municipal Code or there guidelines refer to the front yard, they are referring to the private property between the house and the property line.



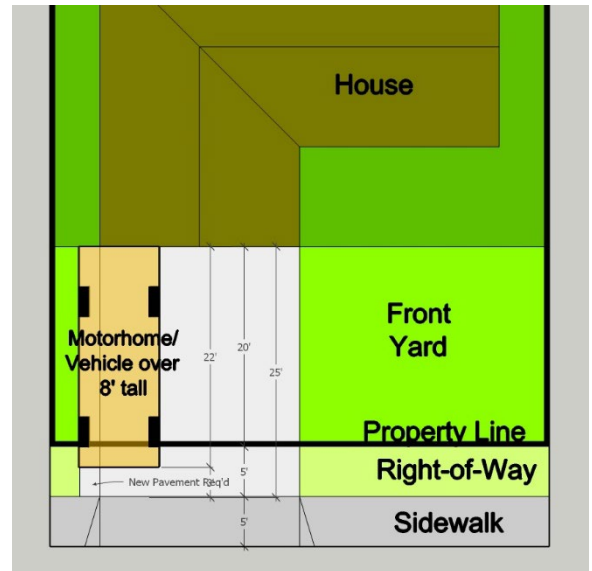
Can I park my Recreational Vehicle in the front yard?

The answer to this question is generally yes but depends on the size of your front yard and the size of your RV. The following site regulations apply to Rvs parked in the front yard:

1. A maximum of one RV can be parked in the front yard of any residential property. Additional RVs can be parked in the side or rear yard. Please see below.
2. RVs can be parked on the existing driveway or on an extension of the driveway. They must be on a paved surface at all times.

3. **RVs over 8'** in height (motorhomes, travel trailers, large boats) must be parked at least 3' from the sidewalk AND 3' from the neighbor's property line.
4. **RVs under 8'** in height (tent trailers, small boats, jet skis, etc.) may be parked up to the side property line and in the right-of-way, just like any other car.
5. All RVs must be parked entirely on your property or within the right-of-way. **An RV may never overhang the sidewalk.**

It may be that your RV is too long to be parked on the driveway and meet these standards. If that is the case, you will need to find alternate storage arrangements. Please note that any RV failing to meet these standards is subject to enforcement and citation. It is your responsibility to know your site limitations and which RVs will fit in compliance with these rules.



What about registration?

All RVs stored in the front yard must comply with the following:

1. The RV must be registered with the Department of Motor Vehicles (DMV) to a resident of the property. You may *not* store the RV of someone that does not live on the property and non-operational registrations are accepted.
2. The RV must be functionally operational at all times. Even if it is registered non-operational with the DMV, it must be capable of being moved, without repair, under its own power if it's a motor vehicle or towed if it's a trailer. Inoperable vehicles can be stored in garages or in the rear or side yard behind a 6' fence.

Can I widen my driveway to make a parking pad for my RV?

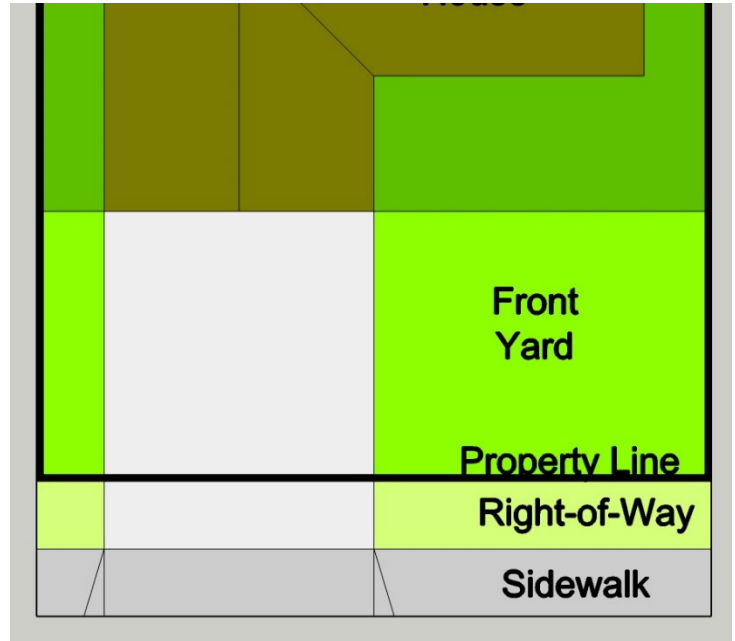
Driveways may be widened to create more on-site parking. There are a few basic rules that address this situation.

1. The widened driveway must be paved. Gravel surface is not allowed in the front yard.
2. All new pavement must match the existing driveway in regards to materials and finish.
3. The driveway can be widened to the side property line. This new pavement must direct the rain water back to the driveway – it cannot be directed to the neighbor's yard.
4. The driveway can only be widened 3' into the middle of the front yard.
5. A Building Permit is not required, but any new pavement in the right-of-way will require an Encroachment Permit.
6. You may not pave and use more than 50% of your entire front yard for parking. On a typical 50' to 60' wide lot, this is equivalent to three cars wide.

When do I need an Encroachment Permit?

Any changes or modifications to the public right-of-way require the prior approval and issuance of an Encroachment Permit. The purpose of the Encroachment Permit is to ensure that changes to the right-of-way do not disturb, block, damage, or interfere with the utility infrastructure located in the public right-of-way. If you are proposing the following along with your RV Permit, you will need an Encroachment Permit:

- New pavement in the right-of-way. Your RV must be parked on a paved surface that matches your garage. If you will need the additional space within the right-of-way to accommodate your RV, it must be paved and an Encroachment Permit is required. In some cases, pavement may interfere with utilities and the permit will not be approved.
- Modifications to the driveway cut. In general, the City does not authorize the widening of a driveway and you will be expected to use the existing formal driveway cut for RV access. If you have an exceptionally wide lot, you may be eligible. However, RVs may only be parked on or adjacent to the existing driveway and dedicated separate RV parking pads are not allowed in the front yard.



In general, it is far simpler to park your RV entirely on your property rather than modify the right-of-way.

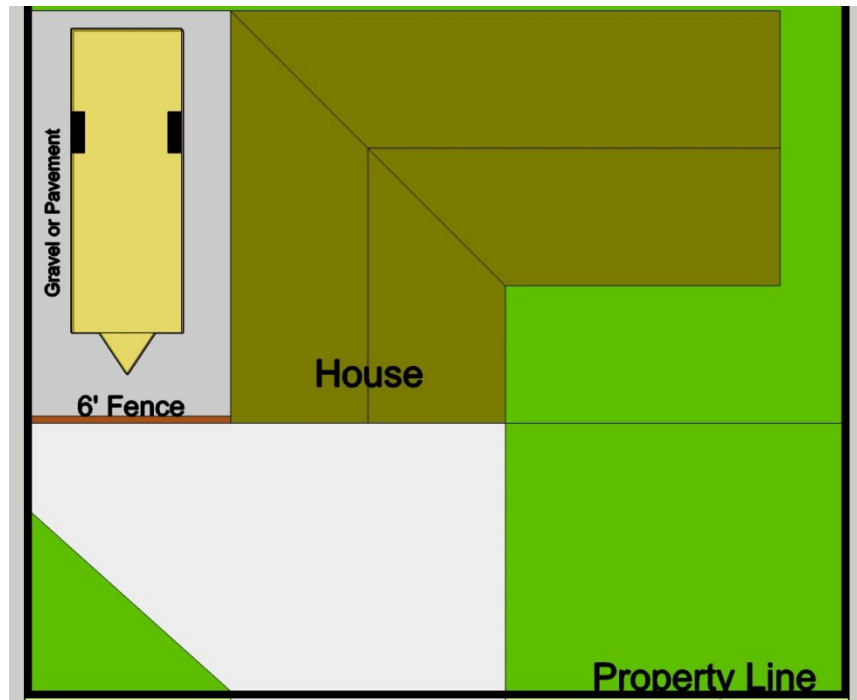
Encroachment Permits are administered by the Engineering and Development Services Division of the Public Works Department. Information is available at: <https://www.antiochca.gov/public-works-department/engineering/>

Do I need an RV Permit to park an RV in the rear or side yard?

No. You do not need an RV Permit to park in the rear or side yard. However, these RVs must be located behind a 6' tall fence. In the rear yard, RVs do not need to be registered or operable and may be parked on gravel surfaces. For safety reasons, they may not be located within 3' of a bedroom window, gas meter, or electric panel/meter. Please note that, while there is not a limit on the number of vehicles that can be stored in a rear yard, unsanitary, highly visible, or unsafe conditions may conflict with other areas of the Antioch Municipal Code.

What other rules are there?

1. You cannot store a utility trailer with garbage or debris in it.
2. The exterior of RVs must be in operable, watertight. You may use a professional cover, but cannot use a tarp to cover an RV in the front yard.
3. No person may live in or inhabit an RV at any time.



How do I get an RV Permit?

Recreational Vehicle Storage Permits (RV Permits) are available from the Community Development Department, Code Enforcement Divisions website available at: <https://www.antiochca.gov/community-development-department/code-enforcement/>

There is an online application form that can be submitted from a smart phone or computer and there is no charge for the application or the permit. City staff will review the application and inform you of its approval. A formal RV Permit will be emailed to you if the application is approved. Alternatively, you may apply in person at the Community Development Department, located on the second floor of City Hall at 200 "H" Street in Downtown Antioch.