



**Office of
Codes Administration**

**City of Lubbock
P.O. Box 2000
Lubbock, Texas 79457
806-767-2123**

Dear Citizen:

On August 13, 1987, the Lubbock City Council passed Ordinance Number 9092 regulating the parking of recreational vehicles and recreational equipment or trailers and regulating parking surfaces for all vehicle types. In the Ordinance, the Council allowed a continuation of use for nonconforming recreational vehicles and oversized recreational equipment or trailers. All recreational vehicles and oversized recreational equipment or trailers which were nonconforming on December 31, 1988 were allowed to remain in place until January 1, 1993. After that date, no RV or oversized recreational equipment or trailers will be legally parked when they are within the 25 foot front setback portion of a residential lot. Please note that boat trailers or utility trailers, (that are not oversized) cab over or pickup campers that do not overhang the property line and/or sidewalk follow different requirements and should be in compliance already.

With the deadline for compliance of nonconforming uses coming near, this letter is an effort to remind and inform the public about the contents or ordinance 9092. The City of Lubbock Codes Administration Department has prepared the attached diagrams and definitions to help better inform you of these regulations.

After reviewing this information, if you have any questions, please contact the Codes Administration Department at 767-2123. The Codes Administration Department will be happy to work with you as you comply with this ordinance.

Sincerely,

**Rob Allison
Codes Administrator**

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DEFINITIONS

These definitions are used in conjunction with the vehicle and equipment definitions and the diagrams to determine the areas in which various types of vehicles and equipment can park.

Required front setback: That distance required by the zoning ordinance for front setback in each zoning district.

1. In residential areas the required front setback is twenty-five (25) feet from the property line.

Established front setback: That distance that is legally existing between the structure and front lot line on each development lot.

Yard, front: That yard between the front building line and the front lot line.

Yard, side: That yard between the side building line, and the side lot line if any.

Yard, rear: That yard between the rear building line, and the rear lot line, if any.

Driveway: Any area on a development lot intended for the parking of motor vehicles, which said area is one of the following:

- a. Any permanently paved area, surfaced in accordance with the specifications set out in sections 24-90 of the Lubbock City Code. Any decision as to the acceptability of comparable materials for both existing or proposed paving shall be made by the building official and is appealable to the building board of appeals. Any paved or gravel driveway existing on the effective date of this Ordinance (No. 9045) and deemed not to be of comparable materials shall have legal nonconforming use status; or
- b. If there is no permanently paved area as set out in subsection a. above, a single area which is unpaved and immediately perpendicular to a curb cut.

The following definitions are provided to help you determine what category your vehicle or equipment falls into and the requirements for the parking of these vehicles.

Vehicle: Every device in, upon or by which any person or property is or may be transported or drawn upon a street or highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

1. Permitted in the rear or side yards anywhere up to the property line with no minimum setback (except the side yard adjacent to the street on corner lots as described below), or in the established front yard.
2. If anywhere in the established front yard, must be on driveways or paved off-street parking areas.
3. On corner lots, for side yard adjacent to the street, must be on a paved surface, or behind a screening fence.
4. In no event shall parking be allowed in the parkway or sidewalk area.

Recreational dual purpose vehicle: A pickup with a slide-in camper or a van type vehicle converted for camping use, one (1) ton or less in rated capacity and not longer than twenty-two (22) feet in length, either of which is used both for constant transportation and incidental camping purposes.

1. Permitted in the rear or side yards anywhere up to the property line with no minimum setback (except the side yard adjacent to the street on corner lots as described below), or in the established front yard.
2. If anywhere in the established front yard, must be on driveways or paved off-street parking areas.
3. On corner lots, for side yard adjacent to the street, must be on a paved surface, or behind a screening fence.
4. In no event shall parking be allowed in the parkway or sidewalk area.

Recreational equipment or trailers: Any boat, on or off a trailer; any boat trailer; any race car or parts, on or off a trailer; any snowmobile, on or off a trailer; any dune buggy, on or off a trailer; any motorcycle trailer, and any utility, cargo or stock trailer.

1. Permitted in the rear or side yards anywhere up to the property line with no minimum setback (except the side yard adjacent to the street on corner lots as described below), or in the established front yard.
2. If anywhere in the established front yard, must be on driveways or paved off-street parking areas.
3. On corner lots, for side yard adjacent to the street, must be on a paved surface, or behind a screening fence.
4. In no event shall parking be allowed in the parkway or sidewalk area.

Recreational equipment or trailer, oversized: Any recreational equipment or trailer whose total size or total combined (equipment and trailer measured together) size, excluding any trailer tongue, is over seven (7) feet in width or seven (7) feet in height or twenty-two (22) feet in length.

1. Permitted in an enclosed building, under a legal carport, in the rear or side yards anywhere up to the property line with no minimum setback (except the side yard adjacent to the street on corner lots as described below), or behind the established front yard setback line for this zone district.
2. On January 1, 1993, if on a driveway or paved off-street parking area, permitted in the established front yard but not in the required front yard.
3. On January 1, 1993 on corner lots, for side yard adjacent to the street, must be behind a screening fence.
4. In no event shall parking be allowed in the right-of-way, parkway or sidewalk area.
5. Any oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five (5) day period are permitted in the established front yard if on a paved surface.
6. *see "parking certain trucks, buses, recreational vehicles, recreational equipment or trailers on certain streets".

Recreational vehicle: Recreational vehicle, vacation travel trailer and travel trailer are used synonymously and mean a vehicle designed for a temporary or short-term occupancy for travel, recreational and vacation uses. Such vehicles shall include any travel trailer, camp trailer, pop up or tent campers, house trailer, mobile home, motor home or house car, and any pickup camper, on or off the pickup (excluding recreational dual purpose vehicles), except a simple shell, on the pickup, having no cooking or bath facilities.

* pop up or tent campers stored in the collapsed position should follow the "recreational equipment or trailer" or "recreational equipment or trailer oversized" parking requirements.

1. Permitted in an enclosed building, under a legal carport, in the rear or side yards anywhere up to the property line with no minimum setback (except the side yard adjacent to the street on corner lots as described below), or behind the established front yard setback line for this zone district.
2. On January 1, 1993, if on a driveway or paved off-street parking area, permitted in the established front yard but not in the required front yard.
3. Recreational vehicles parked in a travel trailer park or on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed are permitted.
4. Any recreational vehicle parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five (5) day period are permitted in the established front yard if on a paved surface.
5. On January 1, 1993, on corner lots, for side yard adjacent to the street, must be behind a screening fence.
6. In no event shall parking be allowed in the right-of-way, parkway or sidewalk area.
7. No person shall occupy or use any recreational vehicle as living or sleeping quarters, except the recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting, for a maximum of fourteen (14) days during a thirty (30) day period.
8. * See "parking certain trucks, buses, recreational vehicles, recreational equipment or trailer on certain streets".

**Parking certain trucks, buses, recreational vehicles,
recreational equipment or trailers on certain streets.**

It shall be unlawful for any person owning or having control of any truck, bus, recreational vehicle, recreational equipment or trailer having a capacity in excess of one and one-half (1 1/2) tons or which is more than eighteen (18) feet in length, or seven (7) feet in width, or seven (7) feet in height, to park the same upon any collector street, as shown upon the master thoroughfare plan map of the City, or upon any street at a location that is within two hundred fifty (250) feet of any single-family residence in the City; provided however, the provisions of this section shall not be deemed to prohibit the parking of any such truck, bus, recreational vehicle, recreational equipment or trailer on any collector street or street in a residential area for the purpose of the actual loading and unloading of goods, wares and merchandise when such vehicle is accompanied by a driver; and provided further "loading" and "unloading" as used in this section shall be limited to the actual time necessarily consumed in such operation.

The intent and purpose of this ordinance is to promote and protect the health, safety, comfort, convenience, prosperity and general welfare of the citizens of Lubbock. Your assistance in voluntarily complying with this ordinance is greatly appreciated.

For additional information or clarification do not hesitate to contact the Codes Administration Department at 767-2123.

