

Sec. 32-584. Outdoor vehicle storage in residential districts.

The outdoor storage or parking of recreational vehicles, such as an airplane, antique or racing automobile, boat, float, raft, trailer, camping or travel trailer, motorized home, demountable travel equipment of the type adaptable to light duty trucks or other equipment or vehicles of similar nature, and certain types of motorized vehicles as specified in this section or commercial vehicles, such as trucks and/or tractor trailers, shall be regulated as follows:

- (1) For a period greater than 48 hours in any two-week period in all residential districts, except where expressly permitted by other provisions of this chapter or other ordinances, the above outside storage shall be prohibited, unless the following minimum conditions are met:
 - a. All such vehicles or equipment shall be placed within a completely enclosed building or located behind the front face of the principal building, but not closer than three feet to any side or rear lot line.
 - b. Nonenclosed storage or parking shall be limited to a lot or parcel of land upon which is located an inhabited dwelling unit and the vehicle or equipment is owned by the occupant.
 - c. Travel trailers and other vehicles or equipment intended or adaptable for sleeping purposes shall remain unoccupied and shall not be connected to sanitary sewer facilities, or have a fixed connection to electricity, water or gas.
- (2) A resident of a dwelling unit or residential property owner may not have nor authorize more than one motorized vehicle for sale on the site of such dwelling unit or property at anytime.
- (3) A resident of a dwelling unit may not store or retain vehicles on such property for purposes of making repairs for profit.
- (4) A resident shall not park, nor permit to be parked, commercial road service vehicles and commercial vehicles having a gross vehicle weight rating of 10,000 pounds or more except under at least one of the following conditions:
 - a. The equipment or vehicles are licensed or intended for farm, nursery, sod farming or like purposes or such property located in applicably zoned areas.
 - b. No more than one such commercial truck or vans parked on each residential property.
 - c. Such vehicle is parked behind the rear building line, duly licensed and owned by the resident of the lot, provided there is a minimum of three acres.
 - d. An exception has been granted by special approval of the township zoning official, unless an appeal has been filed within ten working days and has been granted by the township board, based upon hardship, concurrence of the majority of residents of properties immediately surrounding that of the residence in question and/or the placement of

such commercial vehicle will not be inconsistent with or deleterious to the area.

e. Where such vehicles are parked for clear purpose of repairs or construction on the site.

(5) Regulations pertaining to the storage of vehicles for the personal use of the occupants in residential zoning districts shall be in accordance with section 32-128(7) for the R-1-R rural residential district; section 32-164(7) for the R-1-S suburban residential district; section 32-189(7) for the R-1 single-family residential district; and section 32-224(6) for the R-2 multiple-family residential district.

(Code 1992, § 19-82; Ord. No. A55, § 2(4.27), 12-20-1989; Ord. No. 156-A-129, §§ 1, 2, 1-16-2008)