

1145.06 PARKING AND STORAGE OF VEHICLES, MOTOR HOMES, CAMPERS, BOATS, RECREATIONAL VEHICLES, AND TRAILERS.

(a) **Parking of Disabled Vehicles.** The parking of a disabled vehicle within any district for a period of more than one week, unless otherwise permitted in this Zoning Ordinance, shall be prohibited, except that such a vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored unless permitted elsewhere in this Zoning Ordinance.

(b) **Outdoor Storage of Inoperable, Unlicensed or Unused Motor Vehicles.** Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days is prohibited unless specifically authorized elsewhere in this Zoning Ordinance or specifically permitted as incident and necessary to a permitted or conditional use. Said vehicles, if stored on the premises for periods exceeding seven (7) days, shall be enclosed within a building so as not to be visible from any adjoining property or public road.

(c) **Parking in Residential Areas.**

(1) No trailer of any type, no boats, no campers, no recreational vehicles, no motor homes, and no equipment of any type shall be parked in front of the front building line on any parcel for more than forty-eight (48) hours in any ten (10) day period. If a building is located on said lot, the building line shall be considered to be the front wall of the building even if said building is located behind the minimum building line established by this Ordinance or the restrictions on the plat or subdivision.

(2) No trailer of any type, no boats, no campers, no recreational vehicles, no motor homes, and no equipment of any kind shall be parked within fifty (50) feet of a road right-of-way on any parcel in an "R - Residence" district.

(3) No more than one vehicle for sale shall be parked on any residential lot at any one time. No vehicle for sale shall be parked on the lawn area of any lot.

(d) **Storage Outside of an Enclosed Structure.** Storage of a camper, trailer, motor home, boat or recreational vehicle, in any residential district or residential area of a planned district outside of an enclosed structure for more than forty-eight (48) hours in any ten (10) day period shall be prohibited unless provided for elsewhere in this Ordinance.

(e) **Occupancy By Guest of Resident Owner.** A motor home, recreational vehicle, or camper of any type may be occupied by a guest or a resident owner in a residential district or residential area of a planned district, but such occupancy shall not exceed fourteen (14) days in any one calendar year.

(f) Mobile Homes, ~~and Mobile Office Structures,~~ and Portable Storage Units.

(1) Except as provided for elsewhere in this Ordinance, no mobile home ~~or mobile office~~ structure shall be placed or occupied in any district.

~~(2)~~ (2) Temporary structures such as mobile ~~homes-office structures~~ and temporary buildings of a non-residential character may be used incident to construction work on the premises or on adjacent public projects or during a period while the permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use, which permit shall be valid for six (6) months and may be renewed not more than twice. Renewal of the permit shall be at the discretion of the Zoning Administrator on finding of reasonable progress toward completion of the permanent structure or project. The Zoning Administrator may require provisions for sanitary waste disposal, solid waste disposal, and water supply, as he deems necessary. The fees for such permit and renewals thereof shall be established by the Council. Said temporary structure shall be removed not later than ten (10) days after expiration of said permit. No such unit shall be occupied as a residence.

(3) Portable Storage Units

(A) "Portable Storage Units" means any portable structure intended to be used on a temporary basis for the loading of materials out of a location within the City of Powell and then moved to another location by a contracted third party or the unloading of materials into a location within the City of Powell in which the portable structure was brought to the location by a third party.

(B) Portable Storage Units (PSU). The use of PSUs within the municipality, or other similar units, shall be permitted in any zoning district only for the purpose of loading or unloading in association with moving in or out of a building. PSUs shall be parked upon the receiving property for a period not to exceed seventy-two (72) hours without a Zoning Certificate, and in no case shall a PSU remain on a property for more that seven (7) days. PSUs shall be placed outside of the public right-of-way or private streets, and shall be located on an asphalt or concrete surface. In the event that a PSU needs to be placed within the public right-of-way or on a private street, the Zoning Administrator shall issue a Zoning Certificate for the location of the PSU, with conditions taken into consideration regarding public health, safety, and welfare. Under no circumstances shall a PSU be located within the ROW of a cul-de-sac bulb.

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(g) Parking and Storage of Commercial Vehicles.

(1) For purposes of this Section, "commercial vehicle" means any motor vehicle or trailer that is registered with the Ohio Bureau of Motor Vehicles as a commercial motor vehicle or a commercial trailer pursuant to Chapter 4503 of the Ohio Revised Code.

(2) With the exception of the vehicles listed in subsection (b)(3) below, no commercial vehicle shall be parked in any residential district except for the purpose of delivery to or the receiving of goods or other articles, or in connection with the construction, repair or other services being performed, during the actual parking time.

(3) The following commercial vehicles may be parked in a residential district. Such vehicles shall be parked in a garage or on an improved impervious surface in a location least intrusive:

(A) Vehicles associated with legally established home occupations pursuant to Section 1147.08;

(B) Vehicles with a GVWR (Gross Vehicle Weight Rating) less than ten thousand pounds (10,000 lbs);

(C) Any vehicle required to respond on an emergency basis for the public health, safety and welfare, and has received a certificate of exemption from the Chief of Police or his designee.

(Ord. 01-58. Passed 11-6-01.)

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