

ORDINANCE NO.: 2011- 29

FIRST READING June 20, 2011

SECOND READING July 11, 2011

INTRODUCED BY: James Flaiz

PUBLIC HEARING August 8, 2011

THIRD READING August 8, 2011

**ORDINANCE AMENDING SECTIONS 2.01 AND 4.01 OF THE ZONING CODE OF THE VILLAGE OF SOUTH RUSSELL BY ADDING THE DEFINITION OF "RECREATIONAL VEHICLES" AND PROVIDING FOR REGULATIONS FOR THE PARKING OF RECREATIONAL VEHICLES OUTDOORS IN RESIDENTIAL AREAS.**

**WHEREAS**, the outdoor parking or storage of certain vehicles commonly known as recreational vehicles may present certain unique and potentially problematic issues effecting the health, safety and welfare of the residents of the Village of South Russell; and

**WHEREAS**, the parking and storage of such vehicles outdoors may also impact property values and aesthetics of residential neighborhoods; and

**WHEREAS**, the Planning Commission has recommended the adoption of certain new zoning regulations to govern and control such use in residential areas.

**NOW, THEREFORE BE IT ORDAINED** by the Council of the Village of South Russell, County of Geauga, State of Ohio, that:

**SECTION 1:** Section 2.01 of the Zoning Code of the Village of South Russell shall be amended to include the following definition:

**Recreational Vehicle:** shall include the following:

A. A travel trailer, means a non-self-propelled recreational vehicle, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation use, and permanently identified "travel trailer" by the manufacturer. Travel trailer includes a tent-type fold-out camping trailer as defined in Ohio R.C. §4517.01;

B. A pickup camper, i.e., a structure designed primarily to be mounted on a pickup truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation use;

C. A motor home means a portable dwelling designed and constructed as an integral part of a self-propelled vehicle, and designed for travel, recreational and vacation use and is constructed with permanently installed facilities for cold-storage, cooking and consuming of food, and for sleeping;

D. A folding tent trailer, i.e., a canvas folding structure, mounted on wheels and designed for travel, recreational and vacation use;

E. Boats and boat trailers, including boats, canoes, floats and rafts, snowmobiles, all-terrain vehicles, plus the normal equipment to transport the same on a street or highway;

F. "Park Trailer" means a vehicle that is commonly known as a park model recreational vehicle, meets the American national standard institute standard A110.5 (1988) for park trailers, is built in a single chassis, has a gross trailer area of four hundred square feet or less when set up, is designed for seasonal or temporary living quarters, and may be connected to utilities necessary for the operation of installed features and appliances and is constructed with permanently installed facilities for cold-storage, cooking and consuming of food, and for sleeping;

G. "Truck Camper" means a non-self-propelled recreational vehicle that does not have wheels for road use and is designed to be placed upon and attached to a motor vehicle. "Truck Camper" does not include truck covers that consist of walls and a roof, but do not have floors and facilities enabling them to be used as a dwelling.

**SECTION 2:** Section 4.01 of the Zoning Code of the Village of South Russell shall be amended by adding new paragraph 10 to read as follows:

**10. Parking of Recreational Vehicle.**

(1) Any recreational vehicle may be parked or stored outdoors in a residential zoning district on a paved or gravel surface only, subject to the regulations contained herein.

A. No recreational vehicle shall be parked or stored unless it is titled to or leased and used exclusively by one of the permanent occupants of the residence where the recreational vehicle is located.

B. A recreational vehicle shall not have connections to water, gas or sanitary sewers, but may be connected to electricity.

C. A recreational vehicle shall not be used for living, housekeeping or similar purposes, including the harboring of animals or pets.

D. A recreational vehicle parked or stored outside a garage or enclosed structure shall not be parked or stored in the front yard of the lot and shall be stored or parked at least ten feet from the side and rear lot lines of the lot.

E. A recreational vehicle parked outside of a garage or enclosed structure shall be licensed pursuant to State law.

F. A recreational vehicle may be parked on any premises for loading or unloading purposes for a period of not more than forty-eight (49) hours so long as such

parking does not obstruct pedestrian or vehicular traffic of adjoining or abutting properties.

G. No person, being the owner or operator of a recreational vehicle, shall park or store such vehicle in a residential zoning district of the Village in violation of any of the regulations set forth in this section.

H. No person, being the owner and/or occupant of or having possession of real property in a residential zoning district of the Village shall permit a recreational vehicle to be parked or stored thereon in violation of any of the regulations set forth in this section.

I. No more than one recreational vehicle per premise may so be parked.


J. A recreational vehicle parked or stored outdoors must be adequately screened, if visible from any adjoining premises, as approved by the Building Inspector.

**SECTION 3.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees on or after December 2, 1975, that resulted in formal actions, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

**SECTION 4.** This Ordinance shall take effect and be in full force at the earliest time allowed by law.

  
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Mayor - President of Council

ATTEST:

  
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Fiscal Officer

I certify that Ordinance No. 2011- 29 was duly enacted on the 8th day of August 2011, by the Council of the Village of South Russell, and posted in accordance with the Ordinances of the Village.

  
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Fiscal Officer