

# Ordinance No. 98-2022

Development, Planning & Sustainability

September 20, 2022



## **Definitions to Note**

**Per §325.481: Motor Vehicle is defined as any self-propelled wheeled vehicle designed primarily for transportation of persons or goods on public streets.**

**Motor Vehicles include automobiles, buses, trucks, self-propelled recreation vehicles except boats, self-propelled farm and construction implements, and both the tractor and trailer portions of tractor-trailers (excludes boats, aircraft, and .**

## Duplication of Ordinances

- ❖ **Section 337.19 (b):** Recreational vehicles shall not be parked in a residential district, including on a public roadway, except:

(1) when the recreational vehicle owned or used by the occupants of the premises is stored on the premises in a closed garage; ***storage of a recreational vehicle shall not be in the open air, except as provided in division (2) below:***

(2) No more than one (1) recreational vehicle owned or used by the occupants of the premises may occupy no more than one (1) improved open air parking surface located **in a rear yard** of the premises provided that:

*Currently required under §337.23p[b] & §349.05 as relates to Accessory Uses in Residence District as accessory off-street parking space & Location of Off-Street Parking -- required to be in rear half of the lot*

*§337.14 & also requires Off-Street Parking Space to be behind the setback building line and not within 10 feet of any wall or building or structure, if such wall contains ground floor openings designed to provide light or ventilation to such building structure.*

*§357.15 & §.349.05 requires such vehicles/rear uses to be 10 feet from all property lines.*

- ❖ The parking space is surfaced with concrete, asphaltic concrete, asphalt or other surfacing materials approved by the Director of Building and Housing, and maintained in good condition and free of debris and trash;

*Currently required under 337.18 & §349.07 as relates to Access & Maintenance of Off-Street Parking Spaces*

## Duplication of Ordinances

- ❖ b. the recreational vehicle shall not have fixed connections to electricity, water, gas or sanitary sewer facilities and at no time shall the recreational vehicle be used for living or housekeeping purposes on the premises;

*If utility connections, or living within, RV would become an **additional dwelling unit**, which would require a change of use permit and require Housing Design Review Subcommittee Approval*

*Does not generally meet minimum dwelling unit size requirement of 950 sf per OBC*

- ❖ c. the recreational vehicle must be kept in good repair and, where applicable, must carry a current year's license plate and registration;

*If not, is considered junk vehicle per §325.39 (various regulations + \$451 under Parking Code)*

*Per §3101.10 [e] Safety & Maintenance : Cleveland Building Code*

*- Maintenance of Exterior Property Areas: Exterior property areas of all premises shall be kept free of any object, wrecked, dismantled, inoperative, discarded, unused, or unlicensed motor vehicles.*

## Duplication of Ordinances

- ❖ d. the recreational vehicle shall be limited to twenty-five (25) feet in length from end to end, not including any hitch or attachment;

Many RV's range between 18 to 30+ feet

- e. the recreational vehicle shall be adequately screened in accordance with the Table Containing Uses Requiring Other Screening or Landscaping in Section 352.10 of this Zoning Code, part a. of said Table notwithstanding.

Per §451.241 – Parking Code – Parking Vehicles on Vacant Lots are Prohibited

- Vacant lot defined as parcel that does not contain any permanent lawful occupied structure.

- May be impounded

- Screening required as is

## Administrative Challenges

(c) Any person parking a recreational vehicle in the open air as permitted under division (b)(2) above ***shall obtain and display an open air recreational vehicle parking permit*** from the Director of Building and Housing for a **one-time fee of \$5.00**, and shall provide any information as the Director may require, ***including name of occupant and address of the premises, and type of recreational vehicle to be parked or stored on the premises.***

❑ \$5.00 – arbitrary fee as fees are generally set by Board of Control based on the cost of implementing such a permit

- Accela Adjustment would need to be made
- Record keeping system would need to be in place
- Printing forms/stickers need to be designed, created and purchased
- Numbering system would need to be in place
- Staff to administer program
- Enforce

## Recommendations

- Add the term “**Recreational Vehicle**” to §325 Definitions
- Enforce existing ordinances under §337, §349, §357, §451 & §457