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REMINDER

NOTICE OF MEETING

CITY COUNCIL

Dennis Fiorelli
President
Sara Continenza
Joe Frank
Marty Gelfand
Jane Goodman
Ruth Gray
Jason Russell

MEETING OF: **COMMITTEE OF THE WHOLE**
CALLED BY: DENNIS FIORELLI, CHAIRMAN
DATE: **May 13, 2019**
LOCATION: COMMITTEE/JURY ROOM
TIME: 6:00 P.M.
RE: **ORD. 06-19 Parking/Storage of
Recreational Vehicles Public
Hearing.**

COMMITTEE MEMBERS:

MARTY GELFAND
JANE GOODMAN
SARA CONTINENZA
JOE FRANK
RUTH GRAY

ADMINISTRATION:

LAURA HEILMAN, BUILDING COMMISSIONER
SALLY MARTIN, HOUSING DIRECTOR
MIKE LOVE, ECONOMIC DEVELOPMENT DIRECTOR
KEITH BENJAMIN, COMM. SERVICES DIRECTOR

CITY OF SOUTH EUCLID, OHIO

ORDINANCE NO.: 06-19
INTRODUCED BY: Fiorelli
REQUESTED BY: Russell

March 25, 2019
As Amended by the Planning Commission:
April 11, 2019
Second Reading: April 22, 2019

AN ORDINANCE

AN ORDINANCE AMENDING SECTION 772.09 "PARKING OR STORAGE OF RECREATIONAL VEHICLES" OF TITLE SEVEN "SIGN REGULATIONS, LANDSCAPING AND PARKING" OF PART SEVEN "PLANNING AND ZONING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of South Euclid wishes to allow short term parking of recreational vehicles for the purposes of loading, unloading and the maintenance of recreational vehicles within the City of South Euclid.

NOW THEREFORE BE IT RESOLVED by the Council of the City of South Euclid, Ohio:

Section 1: That section 772.09 "Parking or Storage of Recreational Vehicles" of Title Seven "Sign Regulations, Landscaping and Parking" of Part Seven "Planning and Zoning Code" of the codified ordinances of the City of South Euclid be amended to read as follows:

772.09 PARKING OR STORAGE OF RECREATIONAL VEHICLES.

(a) Conditions of Permitted Parking. In order to minimize any deteriorating or adverse impact on adjacent properties, no recreational vehicle shall be parked or stored on any street or highway, or on any public or private property within the City, except as hereinafter provided. Any owner of a recreational vehicle that is not in excess of 28 feet in overall length, eight feet in width and 11 feet in height, may park or store such vehicle on property owned by him or her in accordance with the following conditions:

- (1) The recreational vehicle parked or stored shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall such vehicle be used for living or housekeeping purposes.
- (2) If the camping and recreational vehicle is parked or stored outside of a garage, it must be parked or stored upon a hard-surface driveway or turn-around approved by the Building Department.
- (3) All recreational vehicles must be kept in good repair and carry a current year's license and/or registration.
- (4) No person shall make or cause to be made major repairs, alterations or conversions of recreational vehicles unless such repair, alteration or conversion is done in a completely enclosed garage. "Repairs of a major type" are herein defined to include, but are not limited to, spray painting, body, plumbing, heating, spring and frame repairs, radiator repair, major overhauling of engines requiring the removal of the engine cylinder head or crankcase pan or the removal of the motor and conversion of any other type of motor. The conversion of any vehicle is expressly prohibited.
- (5) No materials of any nature may be stored beneath a recreational vehicle.
- (6) When such a vehicle is parked or stored outside of a garage in an approved or permitted location, the wheels shall be left on such vehicle or vehicle conveyance so that it may be moved in case of an emergency.
- (7) No recreational vehicle shall be parked or stored unless it is titled to or leased or used exclusively by one of the permanent occupants of the residence where the recreational vehicle is located.
- (8) No recreational vehicle shall be stored outside of a garage until the adequacy of screening has been determined by the Zoning

Administrator based upon a screening plan submitted to the Zoning Administrator and upon the following factors:

- A. Location of screened area to adjacent residences.
- B. Size and condition of vehicle.
- C. View of screened area from the street.
- D. Size, quantity and quality of screening.

Adequate screening shall consist of building walls, fencing or evergreen planting. At least five days before the Zoning Administrator makes any determination as to the adequacy of screening, notices shall be sent to the owners of contiguous properties. After such determination has been made, notice thereof shall be promptly given to the applicant and to the owners of contiguous properties. Such determination shall not become effective for ten days thereafter and, if an appeal is filed with the Zoning and Building Standards Board of Appeals, such determination shall not become effective until such appeal has been decided by said Board, as set forth in Section 762.04.

(9) In Multiple-Family Residential Districts, the outside storage and parking of recreational vehicles shall be permitted only in the area described as the off-street parking facility for the main residential structure. Such recreational vehicles must be owned or leased by an occupant of the main residential structure. All other provisions of this section shall be applicable to Multiple-Family Districts.

(10) A recreational vehicle may be parked on any premises for loading or unloading and maintenance purposes for a period of not more than ~~forty-eight (48)~~ seventy-two (72) hours so long as such parking does not obstruct pedestrian or vehicular traffic of adjoining or abutting properties. The homeowner shall notify the South Euclid Police Department when the recreational vehicle is parked on the property for the purposes of loading, unloading or maintenance purposes.

(b) Recreational Vehicle Defined. As used in this section, "recreational vehicle" means and includes the following:

- (1) A "travel trailer", which means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, and permanently identified as a "travel trailer" by the manufacturer;
- (2) A "pick-up camper", which means a structure designed primarily to be mounted on a pick-up or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation uses;
- (3) A "motor home", which means a self-propelled recreational vehicle constructed with permanently installed facilities for cold storage, cooking and consumption of food, for sleeping;
- (4) A "folding tent trailer", which means a canvas folding structure, mounted on wheels and designed for travel and vacation uses;
- (5) A "boat" or "boat trailer" which, means and includes a boat, float, snowmobile and
- (6) A "trailer", which means a cart or wagon designed to be pulled by an automobile, van, truck or tractor for hauling boats, floats, rafts, canoes, snowmobiles, motorcycles and other recreational equipment and devices, as well as those carts or wagons used for utility purposes, i.e. hauling landscaping materials, furniture and household goods, plus the normal equipment to transport the same on the highway.

Section 2: That 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 any of its committees on or after November 25, 1975, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: That this Ordinance is deemed to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety within the City and therefore should be adopted at the earliest possible time. Wherefore this Ordinance shall take effect

and be in force from and after the earliest period allowed by law and upon signature of the Mayor.

Passed this _____ day of _____, 2019.

Attest:

Keith A. Benjamin, Clerk of Council

Approved as to form:

Michael P. Lograsso, Director of Law

Dennis Fiorelli, President of Council

Approved:

Georgine Welo, Mayor