

ZA2007-05 Text Amendments as Recommended by the Colerain Township Zoning Commission, October 16, 2007

Amendments to the recreational vehicle parking regulations were forwarded to the Colerain Township Zoning Commission by the Trustees in July, and were considered by the Commission at its meetings in August, September, and October. By motion of the Zoning Commission at its regular meeting on October 16, 2007, the following revised text amendments to the Zoning Resolution are recommended for approval to the Board of Trustees.

EXHIBIT A

[COLERAIN TOWNSHIP ZONING RESOLUTION AMENDED ARTICLE 13.3.3]

13.3.3 Location of Off-Street Residential Parking Spaces

- (A) For any residential use or parcel, off-street parking shall be prohibited in the front yard with the exception of driveways providing access from the street to the parking area.
- (B) Within 10 feet of the right-of-way, the maximum width of the driveway shall be 24 feet
- (C) The maximum impervious surface coverage in the front yard on residential parcels with a width of 70 feet or greater, and on panhandle lots, is 35%. On lots with a width of 50 – 70 feet, the maximum impervious surface coverage in the front yard is 40%. On irregular shaped lots with reduced frontage at the end of a cul-de-sac, the maximum impervious surface coverage in the front yard is 50%.

EXHIBIT B

[COLERAIN TOWNSHIP ZONING RESOLUTION AMENDED ARTICLE 13.6]

13.6 Parking and Storage of Recreational Vehicles and Equipment in Residential Districts

Outside parking or storage of recreational vehicles and equipment in residential districts is subject to all of the following provisions:

- 13.6.1 Vehicles or equipment stored or parked on a trailer intended for road transportation of the recreational vehicle shall be deemed to be one recreational vehicle. (For example, a boat on its trailer shall be deemed one recreational vehicle).
- 13.6.2 No recreational vehicle shall be occupied for the purpose of habitation, living, housekeeping, business, or home occupation purposes.

- 13.6.3 No recreational vehicle shall be stored in any residential district, except on a single family lot in which the owner of the recreational vehicle has an ownership interest, or an interest as a lessee or tenant.
- 13.6.4 On lots of less than one acre, one recreational vehicle may be parked or stored outside. On lots of one acre or more, two recreational vehicles may be parked or stored outside.
- 13.6.5 Recreational vehicles which are stored outside shall be stored not closer than the following distances from the side and rear lot lines:
- (A) In the R-6 and R-5 Districts: 5 feet
 - (B) In the R-4 District: 10 feet
 - (C) In the R-3 District: 20 feet
 - (D) In the R-1 and R-2 Districts: 25 feet
- And shall be set back a minimum of 25 feet from any adjacent dwelling in all R Districts.
- 13.6.6 There shall be no maximum number of recreational vehicles that may be stored in enclosed garages or accessory structures; however, all such structures shall be subject to all other applicable standards of this Resolution.
- 13.6.7 The recreational vehicle shall be maintained and be in good condition and safe for effective performance of the function for which it is intended. The exterior of the vehicle shall be intact.
- 13.6.8 Recreational vehicles designed for street use or street transport shall be roadworthy.
- 13.6.9 Recreational vehicles that require a license, registration, or permit, shall be properly licensed, registered, and shall display the required permit. Recreational vehicles are subject to the Colerain Township Junk Vehicle Resolution
- 13.6.10 All recreational vehicles shall be parked or stored on a paved surface. The parking areas for recreational vehicles shall be clean and free of weeds.
- 13.6.11 A recreational vehicle which fits entirely within a carport shall be deemed to be parked outside. Such recreational vehicle shall be subject to the Colerain Township Junk Vehicle Resolution.
- 13.6.12 Recreational vehicles shall be parked or stored in the rear or side yard.
- 13.6.13 Recreational vehicles shall be screened using landscaping or an enclosure of solid fencing or materials similar to those used for other structures on the property.
- 13.6.14 One recreational vehicle may be temporarily parked in the front driveway for not more than 3 days in a single month for the purpose of loading or unloading the vehicle.

EXHIBIT C

[COLERAIN TOWNSHIP ZONING RESOLUTION AMENDED ARTICLE 16.2]

- (33) **Carport** shall mean an area attached to the residential structure, under the roof of the residential structure, and open on not more than three sides, intended and used primarily for the storage of motor vehicles and recreational vehicles.