
SECTION 1107.08 OUTSIDE STORAGE: RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES.

1107.08 SUBD. 1. STORAGE RESIDENTIAL.

1. The following materials, equipment and personal property on any residentially-zoned property shall be stored within a building or lawful structure:
 - A. Recreational vehicles provided that up to three (3) such vehicles may be stored outside at any time.
 1. Recreational vehicles are defined as:
 - a. Any self-propelled vehicle and any vehicle propelled, drawn, towed or carried by a self-propelled vehicle, which is designed to be used for temporary living quarters while engaged in recreational or vacation activities.
 - b. Any trailer intended and generally used for transporting personal property or recreational vehicles such as watercraft and snowmobiles.
 - c. Any snowmobile, all-terrain vehicle, any type of watercraft whether motorized or not, and similar items.
 2. Recreational vehicles stored or parked outside shall:
 - a. Be located entirely on and over an improved surface consisting of bituminous, concrete, a minimum of four (4) inches of compacted gravel, or landscape pavers.
 - b. Maintain a minimum five (5) foot setback from any property line.
 3. Recreational vehicles stored or parked outside may not contain visible quantities of junk, miscellaneous debris, vegetative or food matter, rubbish or other types of personal property.
 4. Camping vehicles and motor homes may not be occupied while parked on a residential property, must be owned by the owner or tenant of the property, and must be operable, clean, and well-kept with a current license.
 - B. Construction and landscaping material and equipment provided that materials and equipment associated with a project for which a building permit has been issued may be stored outside for a period no longer than three months.
 - C. Any passenger vehicles and trucks exceeding a gross capacity of nine thousand (9,000) pounds.
 - D. The following items, provided they are owned by the property owner or tenant and placed on private property, may be stored outdoors: lawn furniture, cooking equipment, basketball hoops, and other items to be used in conjunction with normal outdoor residential activities on the property and or furniture used and constructed explicitly for outdoor use.

- E. Firewood for the purpose of consumption only by the owner or tenant of such property may be stored outside in the rear or side yard.
 - F. Garbage/Refuse Containers. Residential refuse and recycling containers shall be stored in rear or side yards or kept indoors. At no time shall residential refuse or recycling containers be stored in front yards.
2. Restrictive covenants within subdivisions may be more restrictive than this Section.

1107.08 SUBD. 2. CONDITIONS: COMMERCIAL AND INDUSTRIAL.

1. Except as allowed by district use provisions, outside storage of equipment, materials and inventory as a principal or accessory use for commercial and industrial uses shall require a conditional use permit subject to the provisions of Section 1103.08 of this Ordinance and all non-residential outside storage shall conform to the following conditions:
- A. The area occupied is not within a required front or required side yard.
 - B. The storage area is totally fenced, fully screened and landscaped as defined according to Section 1107.03 of this Ordinance.
 - C. If abutting a residential district or use, screening and landscaping is provided according to a plan approved by the City Council.
 - D. The storage area is grassed or hard surfaced to control dust. Should a grassed surface prove to be unmaintainable, the City shall require that a hard surface be installed within three (3) months of formal written notice to the property owner.
 - E. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 1107.01 Subdivision 3 of this Ordinance.
 - F. The storage area does not encroach upon parking space, loading space or snow storage area as required by this Ordinance.
 - G. A site plan documenting the location and grading of the storage operation shall be submitted and shall be subject to the approval of the City Engineer.
2. Passenger automobiles, recreational vehicles, and trucks in Residential, Industrial, and Commercial districts not currently licensed by the State, or which are because of mechanical deficiency, incapable of movement under their own power, parked or stored outside for a period in excess of thirty (30) days are considered junk or refuse and shall be disposed of.

(Ord. 19-05, Section 1107.08, Adopted April 15, 2019.)