

## ORDINANCE CM-14-15

### AN ORDINANCE AMENDING SECTION 150.290 TRAILERS

**WHEREAS**, it has been determined that section 150.290 (Trailers) of the West Milton Code of Ordinances, as it is currently written, is insufficient and ineffective; and

**WHEREAS**, it is the desire of Council to make this Section more effective in order to accurately reflect the needs of the residents of West Milton, which would in turn result in the improvement in the peace and welfare of the residents of West Milton. Therefore, Council has decided to amend the language currently existing to permit more effective and consistent enforcement.

**NOW, THEREFORE**, Be it ordained by the Council for the Village of West Milton, Ohio as follows:

**SECTION I:** The language contained in the existing Section of the West Milton Code of Ordinances 150.290 (Trailers) is hereby amended.

**SECTION II:** The Council for the Municipality of West Milton, Ohio hereby adopts the amended language, which reads as follows:

150.290 TRAILERS **Recreational Vehicles and Utility Trailers**

(A) ~~No person shall occupy any trailer or mobile home as a residence in any district outside an approved and licensed mobile home park or trailer court.~~

**Definitions.**

- (1) **"Recreational vehicle."** Any vehicle or equipment designed for or primarily used as a travel trailer, fifth wheel trailer, camper, motor home, truck camper, tent trailer, boat, boat trailer, snowmobile or snowmobile trailer, motorcycle trailer or any other trailer incidental to recreational uses.
- (2) **"Utility trailer."** Any vehicle drawn by a motor vehicle and designed or used for carrying property wholly on or in its own structure including but not limited to construction equipment, construction materials, tools, lawn or landscaping equipment, landscaping materials, motorcycles, all terrain vehicles, horses and other animals and/or livestock.
- (3) **"Hard surface."** An area with a compacted base, surfaced with a thickness of asphalt, concrete or other all-weather material approved by the Village. However, a compacted base of dustless material, such as gravel or limestone, which also prevents the possibility of the growth of grass, weeds or other plant material, may be approved by the Village as a "hard surface." The area shall be rectangular in shape, extending at least one foot outside the dimension of the stored equipment, installed so as

not to disturb the natural or designed storm sewer drainage.

- (B) ~~No mobile home may be stored or parked in any residential district outside an approved and licensed mobile home park or trailer court.~~

**Parking and Storage of Recreational vehicles and Utility Trailers.**

- (1) No such recreational vehicle or utility trailer, as defined herein and while parked or stored on the zoning lot, shall have fixed (permanent) connections to electricity, water, gas or sanitary sewer facilities. While on zoning lot, such recreational vehicle may be used for living or housekeeping purposes for a maximum of seventy-two (72) hours at a time, but not more than a total of twenty-one (21) days in any calendar year.
  - (2) Recreational vehicles and utility trailers parked or stored outside of a garage shall be parked or stored to the rear or side of the front yard. *On corner lots, no recreational vehicle or trailer is permitted to be stored or parked between the right-of-way and side of the main structure, as well as the front of the structure.* Any and all recreational vehicles and utility trailers parked or stored in the side or rear yard shall be on a hard surface. All wheels of the recreational vehicle or utility trailer shall be resting entirely upon a hard surface.
  - (3) *Recreational vehicles and utility trailers shall have a minimum setback of ten (10) feet from all property boundaries.*
  - (4) Notwithstanding the provisions of sub-section **B(2)** above, recreational vehicles and utility trailers may be parked anywhere on the zoning lot for loading, unloading or maintenance purposes, for a period not to exceed seventy-two (72) hours.
  - (5) Unless parked or stored in a garage, all such recreational vehicles and utility trailers shall be maintained in good repair, in working condition and shall carry a current year's license and registration.
  - (6) In no instance shall there be more than two (2) recreational vehicles and/or utility trailers total, stored outside on a single residential property.
  - (7) All recreational vehicles and utility trailers that are longer than thirty (30) feet, higher than *twelve (12) feet* *or* have more than six (6) wheels are strictly prohibited from being stored on residential property within the Village.
  - (8) The prohibitions contained herein shall apply equally to the owner, lessee, or other person owning or controlling the land, as well as the owner, lessee, or other person owning or controlling the temporary residential unit.
- (C) ~~No trailer classed as a recreational vehicle, or boat, may be stored or parked in any required front yard of any residential district.~~

**SECTION III:** The penalty for a violation of Section 150.290, as amended, shall remain as written in Section 150.999 of the West Milton Codified Ordinances;

**SECTION IV:** This Ordinance shall become effective *January 1, 2015*.

Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2014

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Jason Tinnerman, Mayor

ATTEST:

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Linda L. Cantrell, CAP/OM  
Clerk of Council

APPROVED TO AS FORM:

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Leneé M. Brosh, Director of Law