

Sec. 38-314. Parking and storage of commercial and recreational vehicles.

(a) Parking and storage of commercial vehicles and equipment.

(1) Commercial vehicles and equipment shall include, but shall not be limited to, tractors (excluding lawn tractors), bulldozers, earth carriers, drag lines, cranes, back hoes, dump trucks, stake trucks, flatbed trucks, panel trucks, cube vans, wreckers, septic tank pumpers, semi-tractors, tanker trucks, well-drilling rigs, welding trucks, semi-trailers, and any other type of commercial or construction equipment, as well as any other motor vehicles not customarily used for passenger transport.

(2) The open storage or outdoor parking of commercial vehicles or equipment in residentially-zoned or used areas of the Township shall be prohibited, with the following exceptions:

a. The open storage and outdoor parking of panel trucks, cube vans, and/or trailers is permitted provided that the following standards are adhered to:

1. Panel trucks and cube vans shall not exceed twenty eight (28) feet in length, nor have more than two (2) axles (one (1) steering and one (1) drive).

2. Trailers shall not exceed twenty (20) feet in bed length, exclusive of the tongue, nor have more than two (2) axles (tandem).

3. No more than three (3) trailers shall be stored outdoors in residentially zoned or used lots.

4. All such vehicles parked or stored on residentially zoned or used property shall be owned by the current owner or occupant of the subject property, and shall be properly licensed.

5. All such vehicles shall adhere to the standards set forth in Section 38-314(b) for recreational vehicles.

b. For the purposes of this section, motor vehicles customarily used for passenger transport (i.e. sedans, coupes, hatchbacks, station wagons, minivans, vans, pick-up trucks, sport utility vehicles, etc.) shall not be considered commercial vehicles, even when used for a commercial purpose.

(3) The open storage or outdoor parking of commercial vehicles and/or equipment shall be allowed in any zoning district where such parking or storage is limited to vehicles or equipment engaged in the performance of a service on the adjacent or underlying property, for the period of time reasonably necessary to complete the service. Utility service vehicles, emergency service vehicles, and vehicles engaged in agricultural activities are also exempt from these provisions.

(b) Parking and storage of recreational vehicles on residentially zoned or used property.

(1) Recreational vehicles shall include, but shall not be limited to, campers, motor homes, travel trailers, boats, jet skis and other personal watercraft, snowmobiles, all-terrain vehicles (ATVs), and associated trailers.

(2) The outdoor parking and open storage of recreational vehicles shall be allowed on residentially zoned or used property, subject to the following provisions:

a. Such parking and storage shall be prohibited within any public road right-of-way or private road easement.

b. When recreational vehicles are parked or stored on non-waterfront lots, such parking or storage shall be prohibited within the required front yard setback.

c. When recreational vehicles are parked or stored on waterfront lots, such parking or storage shall be prohibited within a twenty (20) foot setback from road right-of-way or private road easement.

d. In no case shall a recreational vehicle be parked or stored less closer than five (5) feet from the principal building on a residential lot or parcel.

e. Recreational vehicles parked or stored on a residential lot or parcel shall not be used for living, sleeping, or housekeeping purposes.

f. The repair, refurbishing, or reconstruction of licensed and operable recreational vehicles on residential property shall be subject to the following:

1. Recreational vehicles being worked on shall be on an improved driveway surface.

2. Procedures exceeding forty-eight (48) hours in duration or which require the vehicle to be inoperable in excess of forty-eight (48) hours shall be conducted within an enclosed building.

3. Inoperable vehicles and vehicle parts shall be stored inside an enclosed building.