

## Current Chapter 25, Section 25-19 of the ULDC

### Sec. 25-19. - Parking and storage of certain vehicles. [Amended 8-23-1999 by Ord. No. 99-14]

- A. Automobiles, trucks, trailers, boats, recreational vehicles or vehicles of any type without current license plate(s) affixed to the vehicle(s) by law shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings except as provided in Sec. 25-19(B)(1)(a) of this section. (Amended 1-14-2002 by Ord. No. 2001-15, Ord. No. 2004-21, Ord. No. 2007-12 and Ord. No. 2004-45)
- B. No more than four (4) automobiles/trucks may be parked on a residential lot, and no more than one (1) boat with trailer, one (1) utility trailer, one (1) recreational vehicle, one (1) travel trailer for a maximum of six (6) vehicles total; however, no more than two (2) such vehicles, other than automobile/trucks, may be parked on any lot whether single or of two (2) or more lots combined and used for a single-family residence (excluding fully enclosed structures having four (4) walls and a roof) within the City intended for single-family occupancy, provided that said lot or lots have the principal structure, either a single-family dwelling or a manufactured home located on such lot.
  - (1) No inoperative or unlicensed motor vehicle shall be parked, kept, or stored for more than twenty (20) days on any residential premises except as indicated in (1)(a) below, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles in any residentially zoned district is prohibited.
    - (a) Unlicensed vehicles classified as race cars may be kept on a licensed trailer in the side yard of a residence. The car shall be covered and the area shall be buffered with landscaping to achieve an eighty percent (80%) opacity. Proof of race car status shall be required.
- C. No more than three (3) vehicles per family unit shall be parked on a duplex lot. For multifamily developments, this section shall apply to each multifamily dwelling unit located in said multifamily development.
- D. A property owner may substitute a boat with trailer for either another utility trailer or another recreational vehicle.
- E. A property owner may substitute a utility trailer or a recreational vehicle for a second boat. No other substitutions may be made.
- F. Cars and trucks may be parked in the front yard (including the driveway) and the adjacent City right-of-way. The front yard is that area that extends from the wall of the dwelling unit that parallels the road and to the road right-of-way and typically contains the front door.
  - (1) Corner lots shall have one (1) front yard as described above.
  - (2) Boats, trailers, recreational vehicles, semi-trucks are not considered as cars or trucks.
- G. Parking of semi-trucks or semi-trailers is prohibited on any roadway or right-of-way in any zoning district, except in the course of delivery and pick-up.
  - (1) Semi-truck cabs are prohibited on a single-family lot as one (1) of the six (6) permitted vehicles, except as provided in subsection (I). [Amended 1-30-2012 by Ord. No. 2011-32]
- H. Any remaining vehicles may be parked in the side and rear yards, provided that the vehicles shall be buffered so as to be at least eighty percent (80%) opaque from the adjacent residential lots and any right-of-way. The eighty percent (80%) opaque requirement only applies to the length of the parking area adjacent to a residential lot and/or any right-of-way. If the adjacent property owner(s) concurs in writing that no buffer is needed, the property owner shall submit such written consent to the Department. In such event, and for only corner lots, the eighty percent (80%) opaque requirement shall apply only to that portion of the parking area adjacent to the road. If the adjacent property changes ownership, the applicant shall submit an additional letter of consent signed by the new owner in order to qualify for this exemption as described above.
- I. When three (3) or more lots are combined (interior lot lines eliminated), a semi-truck cab may be parked on the property, provided that the buffering and neighbor approval in Sec. 25-19(H) above shall

apply. In addition, the semi-truck cab shall not be parked in the rear-side setback areas or on the front yard. Only one (1) semi-truck cab may be parked on the property. [Amended 10-28-2004 by Ord. 04-45; amended 1-30-2012 by Ord. No. 2011-32]

- J. All open bed trucks and trailers, which are empty of debris, may be parked within the front driveway or side yard (excluding semi-truck trailers). Parking on the front yard and road right-of-way shall be prohibited. Open bed trucks containing debris shall be parked in the rear or side yards, provided that the vehicles and accessory open trailers and equipment are buffered from view of the adjacent lots by buffer material that equals eighty percent (80%) opaque, or completely covered by a nontransparent tarp or similar material. Any structures constructed in the side yard shall meet all City, County, State and Federal codes. [Amended 1-30-2012 by Ord. No. 2011-32]
- K. No vehicle shall be attached to a street tree or other landscaping within the City right-of-way.
- L. Parallel parking, not to include the roadway, on the City right-of-way is Permitted as follows:
  - (1) Vehicles shall not be parked parallel to the right-of-way in a stacked fashion.
  - (2) Vehicles shall be parallel parked front to rear only, in the direction of traffic.
  - (3) Automobiles, trucks, boats, utility trailers, recreational vehicles or travel trailers shall not be parked without the permission of those lawfully residing at the property for more than four (4) hours in the right-of-way area adjacent to any residentially zoned property where the owner of the vehicle and those lawfully residing at the property is not the same. (Amended 05-10-2004 by Ord. No. 04-21)
  - (4) If the parking or traversing on the City right-of-way damages the City drainage swales, the lot owner shall be responsible for repairing the damage.
    - (a) If the damage is not repaired within fourteen (14) days from written notice, the City shall repair the damage and the property owner shall be billed the cost of such repair, plus administrative cost.
    - (b) If the bill is not paid within thirty (30) days, the City shall record a lien on the property for the amount of the cost of repair and administrative costs.
- M. No vehicle shall be stored within the City right-of-way or on property zoned residential (excluding the driveway, carport or garage) except as provided in subsection I above. It shall be conclusive evidence that a vehicle is being stored where it can be demonstrated that the vehicle has not been moved within twenty (20) days.
- N. Sale of vehicles. At no time shall there be more than one (1) personal vehicle or boat or recreational vehicle offered for sale on a parcel. Additionally, the vehicle offered for sale must be owned by the resident of the parcel where the vehicle is located.
- O. Recreational vehicles (RVs) shall not be parked or stored on any residentially zoned property except within a completely enclosed structure or in the required side and required rear yard, provided the vehicle is not parked or stored within the required rear yard setback, and provided that the buffering and neighbor consent requirements in Sec. 25-19(H) above are satisfied. The intent of the following requirements is to insure that the vehicles do not become unsightly and negatively impact the residential neighborhood. The RV may be parked in the front yard and required front yard provided: [Amended 1-14-2002 by Ord. No. 2001-15; amended 1-30-2012 by Ord. No. 2011-32]
  - (1) Said vehicle is parked on an improved surface, which shall be kept in a proper state of repair and maintained free from hazardous conditions.
  - (2) No inoperative or unlicensed vehicle shall be parked, kept, or stored for more than twenty (20) days on any residential premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited.
  - (3) It shall be unlawful for any recreational vehicle to extend over or interfere with the use of any sidewalk or right-of-way intended for pedestrian or vehicular traffic.

- (4) Recreational vehicles shall not be parked parallel to the front wall of the residential principal structure on the front yard.
- P. In the event that the owner or lessee of residentially zoned property has a house guest and said house guest arrives in a vehicle which otherwise would be prohibited from parking on said property pursuant to the provisions of this section, parking of said vehicle on the subject property is allowable for a period not to exceed twenty (20) days in a calendar year.
- Q. No vehicle permitted to be parked on residentially zoned property shall be occupied by an individual or family as living quarters or otherwise inhabited overnight for a period in excess of twenty (20) consecutive days, or for more than twenty (20) days total in any calendar year. If the City finds that a vehicle parked on a residentially zoned property has been occupied as living quarters or otherwise inhabited overnight for a period greater than twenty (20) consecutive days or a combined twenty (20) days within a calendar year, the City shall have the right to obtain an injunction and/or enforce this subsection as provided in North Port City Code, Chapter 2, Article IX Code Enforcement. [Amended 1-14-2002 by Ord. No. 2001-15; amended 1-30-2012 by Ord. No. 2011-32]
- R. Parking of vehicles that are primarily used for commercial purposes, or are inappropriate in residential districts due to their weight, size or length, unless the use and parking of such vehicle is identified above as permitted, is prohibited.
- (1) Prohibited commercial vehicles, commercial trailers, and construction equipment. In any residential district, the storage or overnight parking (off-street or on-street) of any of the following commercial vehicles shall be prohibited except as permitted above:
- (a) Semi-truck cab and/or trailer.
  - (b) Dump truck.
  - (c) Wreckers.
  - (d) Bucket trucks.
  - (e) Construction equipment, including but not limited to, front end loader, bulldozer, skid steer, or ditch digger, with the sole exception of construction equipment parked during the tenure of construction.
  - (f) Tractors. Tractor shall mean heavy equipment tractor and not lawn tractor.
  - (g) Trucks with stake beds.
  - (h) Vehicles converted for the sale of food.
  - (i) Any commercial vehicle that is in excess of six thousand (6,000) pounds empty vehicle weight.
- (2) Overnight parking of a business vehicle may be permitted in the driveway of a resident in residential district, provided there is no business or business activity located on the property and the City street weight limit is not exceeded.
- (3) Parking of semi-truck cabs may be permitted in accordance with Sec. 25-19(I) of this Unified Land Development Code.
- S. The parking, servicing, repair and storage of trucks, buses, vans, tractor trailers in excess of six thousand (6,000) pounds vehicle empty weight, as listed on the vehicle registration form, is prohibited in the any residential or rec/open district. This vehicle empty weight restriction shall not apply to licensed recreational vehicles.
- (1) Trailers are considered single-axle or double-axle platforms complete with towing tongues for the purposes of hauling items.
- (2) Trailers may be open or enclosed; however, removable walls are to be included in trailer weight. The trailer empty weight shall not exceed two thousand five hundred (2,500) pounds as listed on the trailer registration form.