

**CHAPTER 148
VEHICLES, STORAGE OF**

ARTICLE II

Storage of Recreational Vehicles in Residential Zoning Districts

§ 148-7. Purpose and applicability.

- A. The purpose of this Article is to regulate the outdoor parking and storage of Recreational Vehicles, as defined in §148-8 of this Article, in the Residential Zoning Districts of the Town. This Article is adopted to promote safe vehicular traffic, to preserve peace and good order, to promote the aesthetic beauty of the community and hence the value of the property therein; and to promote the health, safety and general welfare of the citizens of the Town.
- B. The provisions of this Article shall apply to all lots within the Residential Zoning Districts of the Town.

§ 148-8. Definitions.

As used in this article, the following terms have the meanings indicated:

RECREATIONAL VEHICLE - Any vehicle used for recreational purposes, including, but not limited to, all-terrain vehicles, boats, boat trailers, campers, camper trailers, jet skis, motorcycles, motorhomes and snowmobiles; and including trailers used to transport such vehicles.

RESIDENTIAL ZONING DISTRICTS – The zoning districts designated in Chapter 185 of this Code as Agricultural Zone, RN Residential Neighborhood District, B Residential District, RRAA Rural Residential District, RRSP Rural Residential South Pittsford District, SRAA suburban Residential District and MATZ Monroe Avenue Transitional Zone.

VEHICLE HEIGHT - A vehicle height will be determined by measuring from the ground surface to the top of the vehicle, as stored.

VEHICLE LENGTH - A vehicle length will be determined by the physical measurement of the outside dimension of said vehicle, i.e., a boat will be measured from the bow to the stern, a camper/rv will be measured from bumper to bumper, a utility trailer or camper trailer will be measured front to rear excluding the trailer tongue, a boat trailer will be measured from the rear to the point of the bow support excluding the tongue.

YARD, FRONT

- A. The area between that part of an existing structure nearest the street line and the street line, bounded on each side by the side lines of the lot.
- B. On corner lots, those areas between the part of each exterior wall of an existing structure nearest each street line abutting said lot, and said street lines bounded by the other street and the side line most closely parallel to said other street line shall each be the front yard.

YARD, REAR

- A. That area between that portion of an existing structure nearest the rear line of the lot and said rear line, bounded on both sides by the side lines of said lot.
- B. On corner lots, the yard behind the house, from the front entry door perspective, shall be considered the rear yard.

YARD, SIDE – A yard which is not considered to be a Front or Rear Yard.

§ 148-9. Outside storage of recreational vehicles.

- A. No Recreational Vehicle shall be stored or parked outside on public property for more than 24 hours.
- B. One Recreational Vehicle, less than 9 feet in height and less than 20 feet in length may be stored on the driveway no closer to the edge of pavement of a public street or private road than 20 feet; however, no Recreational Vehicle storage is permitted in the rest of the front yard area.
- C. Recreational Vehicles may be stored in the side yard, provided that any such Recreational Vehicle shall:
- (1) Be stored parallel to and immediately adjacent to the main structure;
 - (2) Not, in total, exceed the dimension of the adjacent main structure, or a maximum of 35 feet, whichever is less;
 - (3) Be screened from view from any public street and/or private road and from any adjacent properties with either an evergreen screening or a solid fence, planted or installed between the vehicle and the property line. The height of plantings must be a minimum of one half of the Recreational Vehicle height at planting and must cover the entire Recreational Vehicle height at maturity. The height of a fence must cover the entire Recreational Vehicle height. Plantings or fencing must cover the entire length of the Recreational Vehicle; and
 - (4) Be set back a minimum of 4 feet from the property line.
- D. A maximum of 2 Recreational Vehicles may be stored outside. Only one such Recreational Vehicle may be equal to or greater than 9 feet in height and/or 20 feet in length. Such Recreational Vehicles must be owned or leased by the property owner or the property resident. On lots of 5 acres or larger, one or both of the Recreational Vehicles may be equal to or greater than 9 feet in height and/or 20 feet in length. Additionally, on such lots, one such Recreational Vehicle may be owned or leased by someone other than the property owner or the property resident.
- E. Upon proper application, a Special Use Permit may be granted by the Town's Zoning Board of Appeals, in accordance with the criteria provided for in §185-174 of this Code, to allow for the storage of Recreational Vehicles in the Rear Yard of a parcel and/or to allow the storage of Recreational Vehicles not otherwise allowed on a driveway and/or a Side Yard by the provisions of 148-9(B),(C) and (D) of this section. Such Special Use Permits may include reasonable conditions and may be granted for a defined time period, as determined by the Town's Zoning Board of Appeals.
- F. All Recreational Vehicles stored outside shall be operable; be in condition for its intended use; be in a condition suitable for registration; and either be registered or have been registered within the past 6 months, if such Recreational Vehicle is required by law to be registered.
- G. Temporary parking of Recreational Vehicles is permitted on a driveway and/or in a Side Yard for no more than 14 days, in the aggregate, per calendar year.
- H. No Recreational Vehicle shall be used for residential purposes, except by visitors, subject to the issuance of a Visitor Permit as provided in §148-9(I) of this section.
- I. A Visitor Permit may be granted by the Commissioner of Public Works, for a time period not to exceed 16 days each, to allow for relief from the requirements of this section and to allow for the extended stay of visitors.
- J. The provisions of this section are not intended to nor shall they be interpreted as in any way preempting the requirements of any private agreement and/or covenant.