**SECTION 505 PARKING OF REC. VEHICLES, TRAILERS & MOBILE HOMES**

505.1 Parking and storage of a utility trailer, travel trailer, camper, boat, boat trailer, recreational vehicle or similar type vehicle must adhere to the following:

A. May be parked no closer than 15 feet to any property line.

B. Must be maintained in an operational condition.

C. Residential Districts shall be limited to 2 such vehicles stored on the property, unless stored in an enclosed garage or other accessory structure.

D. Accessory Vehicle over (size) that are located in a front yard must be

parked on an improved surface, such as a driveway or parking pad.

505.2 No residence shall be maintained, and no business shall be conducted within any recreational vehicle while such vehicle is parked on any lot, except as provided in Section 505.6

505.3 In any district, the wheels or any similar transporting devices of any recreational vehicle shall not be removed except for repairs, nor shall such recreational vehicle be otherwise permanently fixed to the ground.

505.4 No mobile home may be stored or parked in any district outside an approved and licensed mobile home park or trailer court, except as provided in Section 505.6

505.5 The outdoor storage or parking of construction equipment, such as backhoes, bulldozers, well rigs, and other similar construction equipment, other than equipment temporarily used for construction upon the site, shall not otherwise be permitted within any Residential District.

505.6 TEMPORARY EMERGENCY RESIDENCE: The owner of a property is permitted the temporary placement and use for habitation of a single recreational vehicle, travel trailer, camper, or mobile home upon a residential lot containing an existing permanent residential structure, where the following circumstances occur:

A. The Zoning Administrator finds that due to special circumstances or conditions such as fire, storm damage, or other similar event, that the use of a temporary residence is necessary in order to prevent a hardship, on the applicant while the permanent residential structure is being repaired or rebuilt, and that the temporary residence and its location will not represent a hazard to the safety, health, or welfare of the community.

B. The applicant shall provide the following documentation to the Zoning Administrator:

1. The permanent residential structure was occupied by the owner at the time of the above event. Sufficient documentation shall include County Auditor’s Property Records, BMV records, voting records, utility records or other documentation the Zoning Inspector deems sufficient.

2. The permanent residential structure is unfit for human habitation due to such event, as determined by an appropriate governmental authority.

3. Written statement from the Greene County Health Department approving the water supply and wastewater disposal system of the temporary residence. This mut be provided within the first 30 days of the issuance of the permit.

C. Such a permit may be initially issued for a period of one year. This permit is renewable in six month increments, as a Conditional Use authorized by the Board of Zoning Appeals. The applicant must provide documentation of evidence that encountered delays were not at fault of the owner.