

EXCERPTS FROM THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS

4-03-03-02-14 STORAGE AND PARKING OF VEHICLES

(1) Storing and Parking Vehicles: Vehicles that are allowed to be stored or parked in agricultural and residential zone districts, include but are not limited to boats, boat trailers, trailers, campers, fifth-wheel trailers, motor homes, stock cars, ski mobiles. The storage or parking of any vehicle in any zone district must meet the standards listed in this section.

(2) Total Number Vehicles Stored a. *Lots less than 1 Acre:* A total of two (2) vehicles, may be stored outdoors. b. *Lots of 1 Acre or More:* A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors. c. A vehicle is "stored" on a property when it is located on the same property for a period of seventy-two (72) hours or more.

(3) Vehicles Stored on or Attached to a Trailer: Recreational vehicles stored on a trailer, and any vehicle attached to a trailer, shall be counted as one (1) vehicle.

(4) Inhabiting Recreational Vehicles: Motor homes, trailers, 5th wheels, and other recreational vehicles may be inhabited one time for a maximum of thirty (30) consecutive days within a calendar year. The use of a motor home, trailer, 5th wheel, or other recreational vehicle must be in conjunction with a residence.

(5) Right-of-Way Parking: Recreational vehicles and any type of trailer may only be parked on any public right-of-way for a maximum period of twenty-four (24) hours. The same recreational vehicle or trailer may not be moved and re-parked within a five (5) mile vicinity for six (6) months. Unlicensed and inoperable vehicles may not be stored or parked on any public right-of-way for any time period.

(6) Inoperable and Unlicensed Vehicles: Inoperable vehicles and unlicensed vehicles without a properly displayed and valid State Motor Vehicle Registration Certificate may not be stored or parked outdoors.

(7) Storage on an Approved Surface: In residential zone districts, all storage of vehicles and machines listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted.

(8) Commercial Vehicles: a. Permit Required. Commercial vehicle parking and/or storage accessory to a residential use requires a permit as follows: **Administrative Review Permit (ARP)**. An ARP is limited to one (1) commercial vehicle and is valid for a term of no more than five (5) years. An ARP may be issued by the Director of Community and Economic Development if all the criteria below are met: 1) The commercial vehicle is 16,000 lbs. gross vehicle weight (GVW) or less. 2) The use of the commercial vehicle is related to a lawfully existing home occupation. 3) **The property is zoned RE, A-1, A-2, or A-3.** 4) The property is at least one acre in size. 5) The property has legal access to an arterial road or a road with a higher level of service. 6) Vehicle trips generated by the commercial vehicle must fall below the threshold to trigger a traffic impact study as provided in Section 8-02-02. 7) The property owner agrees to comply with both the home occupation and the parking and storage of vehicles performance standards. 8) The application meets the criteria for approval of an ARP. **Special Use Permit (SUP)**. A SUP may be issued for up to three (3) commercial vehicles and is valid for a term of no more than five (5) years. A SUP may be issued by the Board of Adjustment if all the criteria below are met: The use of each commercial vehicle is related to a lawfully existing home occupation. The property is zoned A-3. The property owner agrees to comply with both the home occupation and the parking and storage of vehicles performance standards. The application meets the criteria for approval of a SUP.