

# Examples of Most Common Zoning Complaints Investigated:

## Inoperable Vehicles



In residential districts, all vehicles that are parked on the property must display valid state tags and a valid state inspection sticker. Not having both items properly demonstrated on the vehicle results in the vehicle being defined as an inoperable vehicle. Inoperable vehicles may only be stored on a lot, if the inoperable vehicle is stored in an enclosed structure.

## Commercial Vehicles



The zoning ordinance defines a commercial vehicle as a vehicle whose manufacturer's rating or empty cargo capacity exceeds that of 3,000 pounds. Vehicles exceeding such a capacity must be parked and stored on a lot zoned for such a use. And are not permitted in residential zoning districts.

## Recreational Vehicles



While recreational vehicles, such as boats, motor homes, and the like, maybe kept on residential lots, the zoning ordinance does place limitations on the location of where these items maybe parked. In

order for these items to be kept on a residential lot, the recreational vehicles must be stored in a car port, enclosed building, or behind the nearest portion of a building to a street.

## Zoning Permits

Failure to obtain a zoning permit for any new structure on a lot. The zoning ordinance requires that any new structure to be placed or constructed on a lot must have the required permits in order for the structure to be placed on the lot. The permit ensure the property owner abides by the required setback limitations as defined by the various districts. Additionally, new construction is also subject to building code and permitting procedures.



## Commercial Uses in Residential Districts

Operating a commercial use within a residential district is strictly prohibited by the zoning ordinance. The zoning ordinance does allow a property owner to operate the administrative portion of a business from the confines of the home. The zoning ordinance places seven restrictions that the applicant must abide by when seeking an approval of a home occupation.



These restrictions ensure the residential characteristics of the neighborhood are not disturbed by the home occupation.