



## PLANNING COMMISSION MEETING

Irmo Municipal Building  
7300 Woodrow Street, Irmo, SC 29063

April 14, 2025 @ 6:00 PM

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### **AGENDA**

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
  - A. Approval of the Minutes of the March 10, 2025 Planning Commission Meeting.
- V. New Business
  - A. Election of Chair, Vice-Chair, and Secretary
  - B. **PUBLIC HEARING** - Consideration of a recommendation for Ordinance 25-8 to annex two properties totaling approximately 11.92 acres into the Town of Irmo, including 10057 Broad River Road, TMS R04000-01-13 and TMS R0400-01-14, and to rezone said property from HM, Homestead (Richland Co.) to CG, General Commercial (Town of Irmo).
  - C. Consideration of a site plan for a flag lot located at 10534 Broad River Road, TMS R03300-03-13 and -38
  - D. **PUBLIC HEARING** - Consideration of an ordinance to amend the Zoning Ordinance, Article 6 - Parking, Storage, and Use of Vehicles and Equipment in Residential Zones
- VI. Comments

## VII. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Irmo will not discriminate against qualified individuals with disabilities based on disability in its services, programs, or activities. If you need accommodation to attend the meeting, please contact the Assistant Town Administrator or Zoning Clerk for assistance at (803)781-7050, M-F between the hours of 8:30 – 5:00 (closed most Federal and State Holidays).



## TOWN OF IRMO PLANNING COMMISSION

### *Minutes*

Monday, March 10, 2025, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

#### **MEMBERS PRESENT**

Edward Wadelington – Chair

Clint Scoville

Jeff Allen

Judy DeLoach

Edward Greco

Richard Scoggins

Robert Cox - Vice Chair

#### **MEMBERS ABSENT**

#### **OTHERS PRESENT**

Doug Polen, Assistant Administrator

Kami Layne, Zoning Clerk

#### **Call to Order**

Mr. Cox called the meeting to order at 6:00 p.m. and Mr. Greco led the Invocation and the Pledge of Allegiance. Mr. Wadelington was not yet in attendance.

#### **Approval of Agenda**

Mr. Allen made a motion to accept the agenda, seconded by Mr. Scoville. Motion passed 6-0.

#### **Minutes**

Mr. Greco made a motion to accept the minutes of the January 13, 2024, meeting, seconded by Mrs. DeLoach. Motion passed 6-0.

#### **New Business**

- A. Consideration of a recommendation for Ordinance 25-2 to annex four properties totaling approximately 1.93 acres into the Town of Irmo, including 10076 Broad River Road, TMS R04000-02-11; 10100 Broad River Road, R04000-02-10; 410 Mission Court, R04004-01-11; and 420 Mission Court, R04004-01-10; and to rezone said property from GC, General Commercial (Richland Co.) to CG, General Commercial (Town of Irmo).

Staff recommends Approval of this Application.

Mr. Greco made a motion to recommend approval of Zoning Ordinance 25-02 to annex four properties acres totaling approximately 1.93 acres into the Town of Irmo, and to rezone said property from GC, General Commercial (Richland Co.) to CG, General Commercial (Town of Irmo), seconded by Mr. Allen. The vote for approval was unanimous. 6-0

- B. Consideration of an ordinance to amend the following Articles of the Zoning Ordinance: Art. 2 - Conditional Uses for Accessory Apartments; Art. 3 - Setbacks on Corner Lots, Architectural Standards, and Land Under Permanent Conservation Easement; Art. 5 - Prohibited Signs and Sign Regulations by Type; Art. 6 - Parking, Storage, and Use of Vehicles and Equipment in Residential Zones; Art. 13 - Definitions; as well as the following section of the Code of Ordinance: Sec. 22-108.-Noise

Staff recommends approval of this recommendation.

The Planning Commission discussed the ordinance changes at length, with the only resulting change being a prohibition of construction work on Sundays being added to Sec. 22-108.-Noise.

Mr. Polen stated that discussion on the Permanent Conservation Easement should be tabled until a later date, as Staff was working with the Town Attorney to determine whether this ordinance would be legal.

Discussion of changes to Article 6 - Parking, Storage, and Use of Vehicles in Residential Zones was tabled as no consensus could be reached. Mayor Bill Danielson was in attendance and he stated that Council's primary concern is that, should front yard parking be limited or eliminated, cars will park on the road and make passage by emergency vehicles difficult if not impossible.

Mr. Polen made a recommendation for approval to ordinance changes 2, 3, 4, 6, 7, 8, and 9, as outlined in the packet, as well as the prohibition on Sunday construction activities. Mr. Allen made a motion to that effect, seconded by Mr. Scoville. The vote for approval was unanimous. 7-0

## Comments

None

**Adjournment**

Mr. Greco made a motion to adjourn the meeting, seconded by Mr. Wadelington. Motion was approved 7-0. The meeting was adjourned at 7:50 p.m.

ATTEST:

\_\_\_\_\_  
Zoning Clerk / Designee

\_\_\_\_\_  
Chair



## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission & Public Hearing: April 14, 2025  
Town Council First Reading: April 15, 2025  
Town Council Second Reading & Public Hearing: May 20, 2025

**TO:** Irmo Planning Commission  
Irmo Town Council

**FROM:** Douglas Polen, Assistant Town Administrator

**SUBJECT:** Annexation Request

**SUBJECT PROPERTY:** 11.92 acres consisting of two lots located at 10057 Broad River Road, TMS R04000-01-13 and -14

**ACTION REQUESTED:** Consider an ordinance to annex real property into the corporate limits of the Town of Irmo, to zone said property CG, and to amend the official zoning map of the Town to so reflect.

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### Background

The Town has received an application from East Lake Community Church to annex the two lots referenced above.

### Current Zoning

The subject property is zoned HM, Homestead District (Richland County). This provides “lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district.”

### Proposed Zoning

The proposed zoning district, CG, General Commercial, is defined as follows: The CG district is intended to provide for the development and maintenance of commercial and business uses

strategically located to serve the community and the larger region of which it is a part. Toward this end, a wide range of business and commercial uses are permitted herein.

**Summary of Adjacent Zoning & Uses**

	<b>Zone</b>	<b>Present Use</b>
<b>North</b>	CG, General Commercial (Irmo)	Commercial (Cassel Brothers)
<b>East</b>	CG, General Commercial (Irmo)	Commercial (Premier Roofing)
<b>South</b>	RT & HM (Richland Co.)	Vacant and Friarsgate
<b>West</b>	CG, General Commercial (Irmo)	Commercial (Hunter Village)

**Irmo Comprehensive Plan**

The new 2024 Comprehensive Plan has a future land use of Office & Employment for these lots. As such, the Irmo Comprehensive Plan supports this annexation and rezoning. The Office & Employment area is defined as follows:

- Mostly located along the I-26 corridor or in areas with a mix of business parks and light industrial uses.
- These areas are appropriate for offices, light manufacturing, warehousing, research and development, and flex space.
- These areas may also include a limited amount of supporting commercial uses, such as restaurants and convenience retailers to serve employees.
- Large-scale residential developments are discouraged in locations that are prime for businesses and non-residential uses.

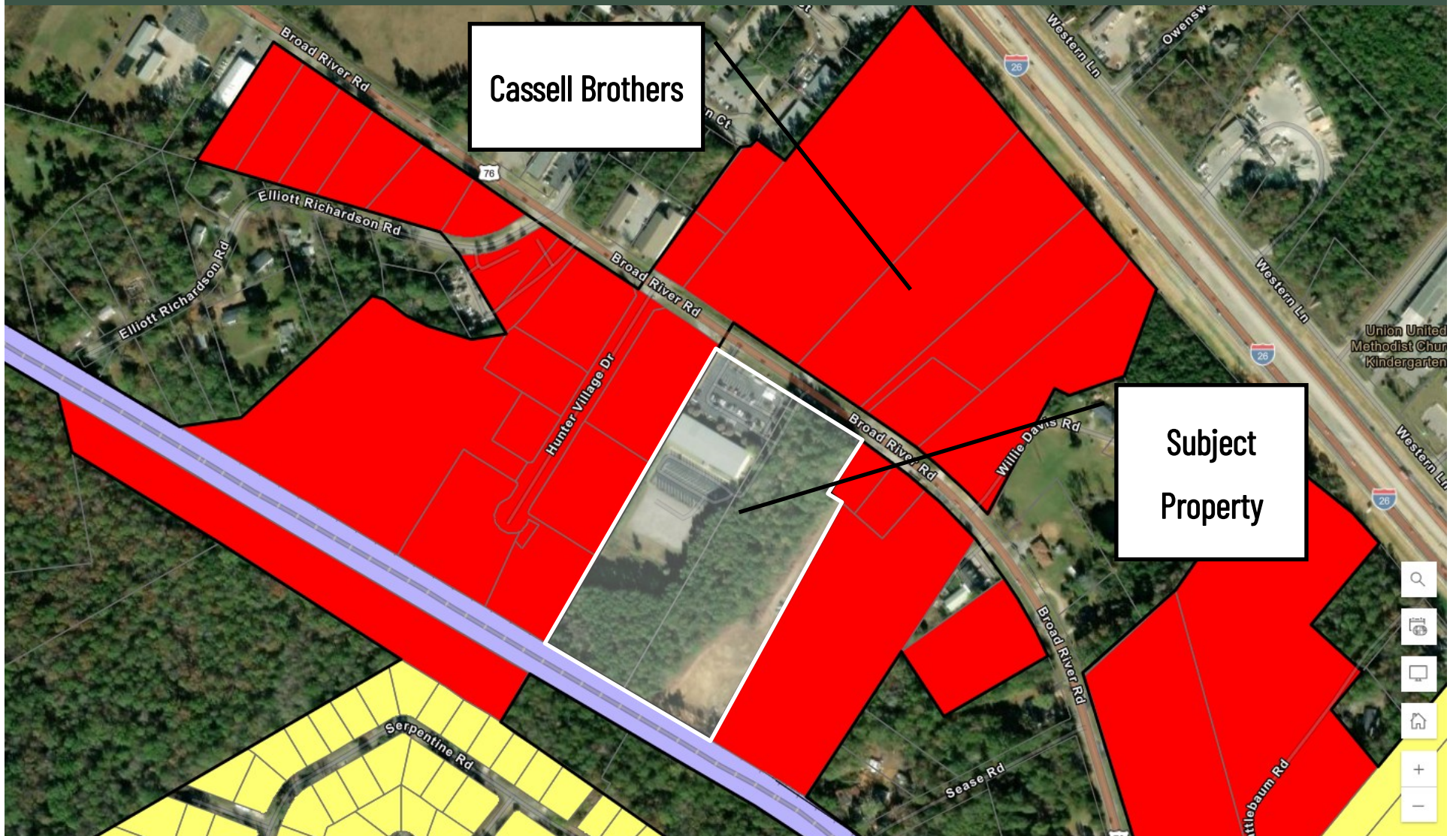
**Staff Findings**

Staff recommends **APPROVAL** of the annexation and rezoning.

# 10057 Broad River Road Annexation, Ordinance 25 - 08

Planning Commission | April 14, 2025

Town Council | April 15, 2025 & May 20, 2025



# 10057 Broad River Road Annexation, Ordinance 25 - 08

Planning Commission | April 14, 2025

Town Council | April 15, 2025 & May 20, 2025



**East Lake Community Church and Adjacent Vacant Lot**

## Staff Report

### Site Plan Approval

**DATES:** Planning Commission: April 14, 2025

**TO:** Irmo Planning Commission

**FROM:** Douglas Polen, Assistant Town Administrator

**SUBJECT:** Site Plan Approval

**SUBJECT PROPERTY:** 3.4 acres consisting of two lots located at 10534 Broad River Road, TMS R03300-03-13 and -38

**ACTION REQUESTED:** Consider a site plan for a flag lot

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### Background

The developer for the above referenced lots has submitted a site plan featuring a flag lot. A flag lot is one where access is granted by a long, narrow driveway which opens into a larger, more open lot. Below are examples of flag lots in the Hillcreek subdivision.



Flag lots are referenced twice in the Zoning Ordinance. The first, Sec. 3-2 Street Access, is somewhat vague and general:

### 3-2 Street Access

Each principal building shall be located on a lot or parcel having direct vehicular and pedestrian access to a publicly dedicated or publicly maintained street or approved private street. Except as otherwise provided below, a minimum street frontage of 50 feet shall be required for all lots created after the effective date of this Ordinance. The frontage of the lot shall be determined by the frontage that abuts a public or approved private street.

#### 3-2.1 Exemptions

- A. Flag lots as approved by this Ordinance
- B. Lots abutting an approved cul-de-sac or lots abutting sharp curbs with a radius of less than ninety degrees (90°). However, the required street frontage on such lots shall not be less than the County or State encroachment permit requirements to install driveways.

Later in the Zoning Ordinance, Sec. 9-3.1 Flag Lots and Lots Accessed by Easements offers more detail on flag lots and how they can be created.

#### 9-3.1 Flag Lots and Lots Accessed by Easements

A flag lot is a lot with a dedicated access to a public road provided to the bulk of the lot by means of a narrow corridor. Except as provided herein, flag lots and lots accessed by access easements are not allowed for new lots created after the effective date of this Ordinance and flag lot subdivisions shall not be allowed. The Planning Commission may allow the creation of a flag lot to permit full use of a lot of record (existing lot) created and existing prior to the adoption of this Ordinance that does not meet the minimum 50-foot street frontage requirements. When meeting the above, as determined by the Planning Commission, flag lots may be created and access easements may be permitted in accordance with the following development standards:

- A. The other lot of record (lot providing access) meets all zoning requirements specified for the respective zone in which it is located, both before and after the subdivision, to create the access easement or flag lot.
- B. The "flag" section of an existing flag lot, or an existing lot accessed by the access easement, shall meet or exceed the requirements, other than the minimum street frontage specified for the respective zone. The area of the access driveway of the flag lot or access

easement shall not be included in computing minimum lot area requirements. Title to the access driveway must be conveyed by general warranty deed in the same manner as the title to the "flag" portion of the lot; or in the case of an easement, recorded with the deeds to the accessed lot and the lot providing access.

- C. The driveway section of the flag lot or access easement shall be not less than 30 feet wide. However, the required street frontage of the flag lot drive shall not be less than County or State encroachment permit requirements to install driveways. Flag lot access driveways shall be separated from other driveways by the required fifty-foot minimum lot width measured from the front property line unless shared driveways are provided.
- D. Once subdivided to include a flag lot or access easement, the other lot of record (lot providing the access) shall not be further subdivided for a period of twelve (12) months after the creation and recording of the flag lot.
- E. Flag lots created under this Section may not be further subdivided.

This section shows that flag lots can be created with Planning Commission approval. These lots must be

- Minimum 50' wide at the road
- Minimum 30' wide at the driveway
- The "flag" portion of the lot must meet the minimum lot sizes independently of the "flagpole."
- Title to the access driveway must be held by the owner of the "flag" portion of the lot.

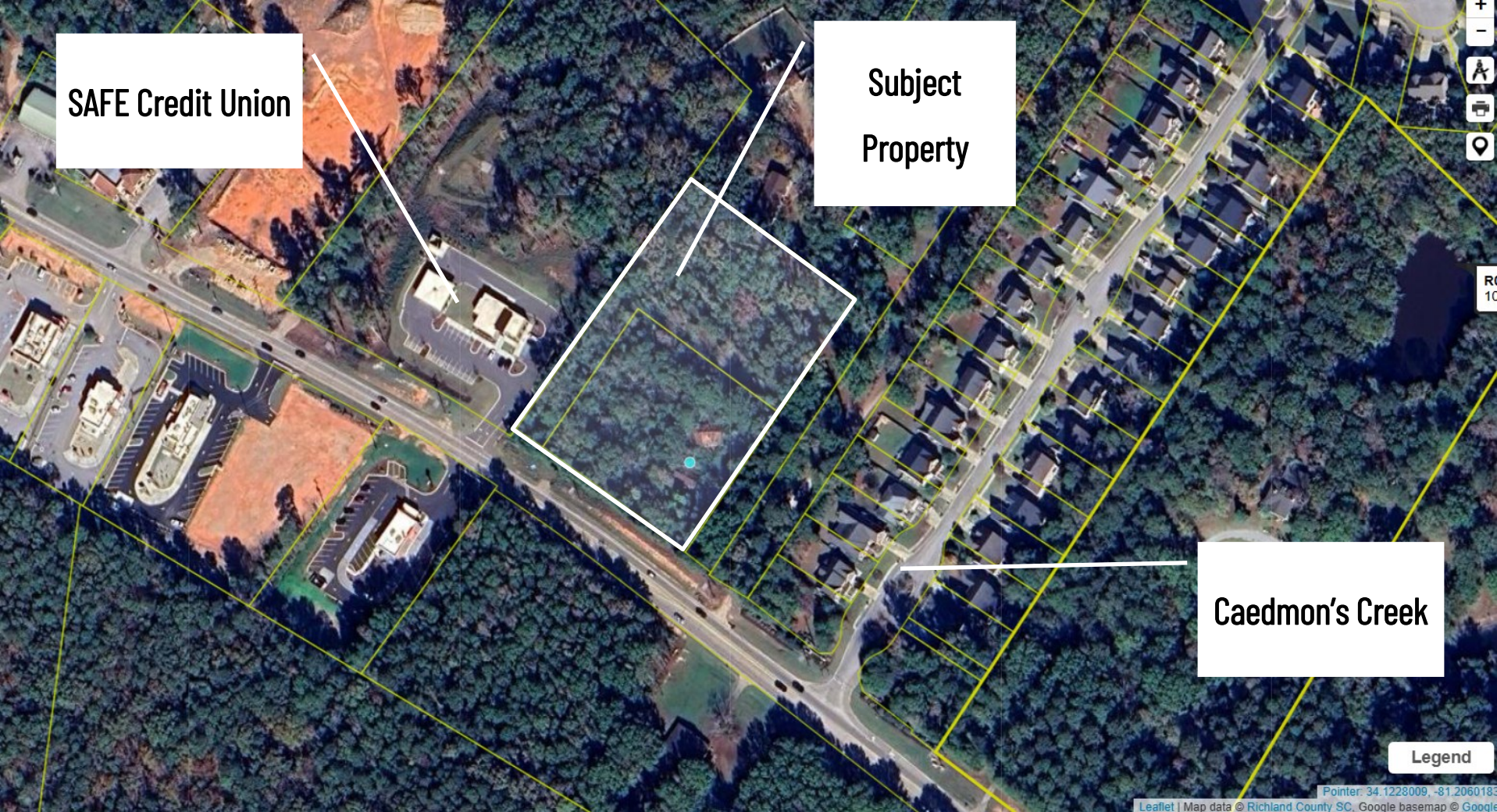
### **Staff Findings**

Staff finds that all conditions are met to create this flagpole lot. Moreover, Staff believes that the creation of these three new lots will be of benefit to the Town and its economic development.

Staff recommends **APPROVAL** of the site plan.

# 10534 Broad River Road Site Plan Approval

Planning Commission | April 14, 2025



PN: R03300-03-29

SHARED  
STORMWATER  
POND

+/- 2.2 ACRES  
14,000 S.F. RETAIL BLDG  
4,000 S.F. OF OUTDOOR  
STORAGE  
45 PARKING SPACES  
FFE-448.00

OUTDOOR  
STORAGE

PN: R03300-03-13 &  
R03300-03-38

PN: R03300-03-14

PN: R03300-03-29

+/-0.6  
ACRES  
FUTURE  
BUILDING  
PAD  
(3,300 S.F.)  
27  
PARKING  
SPACES  
FFE-448.00

+/-0.6  
ACRES  
FUTURE  
BUILDING  
PAD  
(3,300 S.F.)  
19  
PARKING  
SPACES  
FFE-447.00

30.00'

MONUMENT  
SIGN

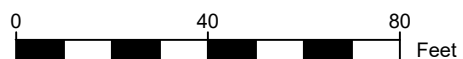
50.00'

PROPOSED CURB LINE PER  
RICHLAND COUNTY BROAD RIVER  
ROAD PENNY WIDENING PROJECT

BROAD RIVER ROAD  
(SCDOT PUBLIC ROW)

10534 BROAD RIVER ROAD MASTER SITE PLAN

REVISED 4/4/2025



SCALE: 1" = 40'





## Staff Report

### Amendment to the Zoning Ordinance

**DATES:** Planning Commission & Public Hearing: April 14, 2025  
Town Council First Reading: April 15, 2025  
Town Council Second Reading and Public Hearing: May 20, 2025

**TO:** Irmo Planning Commission  
Irmo Town Council

**FROM:** Douglas Polen, Assistant Town Administrator

**SUBJECT:** Zoning Ordinance Amendment

**ACTION REQUESTED:** Consideration of an ordinance to amend the Zoning Ordinance, Article 6 – Off-Street Parking Regulations

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### Background

Staff has been working on a number of edits to the Zoning Ordinance and Code of Ordinance, with all items discussed at Town Council workshop in February, 2025. Many changes are scheduled for second reading on April 15, but voting on parking in residential areas was tabled by Planning Commission pending further discussion.

Since March, Staff has made numerous changes, including the removal of all regulations concerning front yard parking.

### Text Amendment

See Attachment

### Staff Findings

Staff recommends **APPROVAL** of this zoning ordinance change, although Staff believes that the section on front yard parking needs further discussion.

## **1. Front Yard Parking/Residential Parking**

### Why Change the Ordinance?

There is a lot to unpack in this section. Primarily the goal is to better clarify front yard parking, but there also needs to be clarity on commercial vehicles, boats/trailers/RV's, what constitutes an inoperable vehicle, and the use of car covers.

### **Current Ordinance**

#### Section 6-3 Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

- A. Construction and/or commercial equipment and implements shall not be stored on any lot zoned for residential use other than in completely enclosed buildings or if physically removed from vision from the public street or other public or private property. No automobiles, trucks, or trailers of any type without current license plates, non-operational or in a state of disrepair, shall be parked for more than 15 days unless parked in completely enclosed buildings or physically removed from vision from the public street or other public or private property. Visual obscurity may be achieved for one vehicle per lot by an approved custom car cover, in rear yards or side yards, and only on a paved driveway. All vehicles must be supported by four inflated tires.
  
- B. Vehicles, design of which would normally require a commercial driver's license to operate, are prohibited from parking on lots or parcels less than two acres in the RS and RG zoning districts, including the street/highway right-of-way in such districts, when not actively involved in commerce.
  
- C. It shall be unlawful to park any vehicle anywhere in the front yard of a residence, except in the driveway or a parking area approved by the Planning Official. Parking on the grass or front lawn area of any residence is allowed for visitors and for temporary parking as long as it does not kill the grass. Parking on dirt areas in the front lawn area of a home is not allowed, except for temporary use by visitors.
  - 1. Parking area construction that shall be approved by the Planning Official Include:
    - i. Poured concrete slab
    - ii. Asphalt paved area
    - iii. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
    - iv. Any pervious substrate such as gravel, crusher run, ground asphalt, or mulch contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.
  - 2. Additional parking areas will be approved providing they meet the construction requirements of subsection 1 above and meet the following

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location requirements listed in descending order of preference:

- i. Additional parking area adjoining either side of the original driveway
  - ii. Side yard on the same side of the residence as the original driveway
  - iii. Side yard on the opposite side of the residence as the original driveway
  - iv. In the front yard area in front of the residence, but as close to the side yard as possible
3. Any vehicle with a valid handicap plate or placard on the vehicle is exempt from this sub section C.

#### 6-3.1 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers) and Boats

- A. No recreational vehicle or boat shall be parked or stored in any required front setback area.
- B. A recreational vehicle may be parked anywhere on a premise for a period not to exceed twenty- four (24) hours during loading or unloading.
- C. Recreational vehicles may be used for temporary lodging up to fourteen (14) days per calendar year, increasing to a renewable sixty (60) days when incidental to on-premise construction pursuant to a valid building permit.

### **Proposed Ordinance**

#### Section 6-3 Parking, Storage, and Use of Vehicles and Equipment **in Residential Zones**

##### 6-3.1 Commercial and Heavy-Duty Vehicle Parking

- A. Construction vehicles/equipment and heavy-duty commercial vehicles shall be prohibited from parking in the following districts: RS (Single Family Residential), RG (General Residential), CO (Office Commercial), CN (Neighborhood Commercial) or any areas of negotiated developments with density and use similar to the above zones. The prohibition holds whether on-street or off-street, on private property, public property, or public right-of-way except when said trucks are being used during normal business hours to make deliveries or perform service or when contained within a completely enclosed building removed from vision from a street or other property.
- B. The types of trucks specifically prohibited include but are not limited to: tractor-trailers; truck tractors; trailers only; box trucks; stake trucks; flat-bed trucks; tank trucks including those with and without DHEC identification numbers; dump trucks; concrete mixers; trucks equipped for hauling shipping containers, timber, rocks, dirt, logs, wood chips, automobiles, and boats; vehicles which require a commercial driver's license to operate; and any type of truck with eight or more wheels.
- C. The Zoning Administrator shall be authorized to make a determination whenever there is a question regarding the construction, commercial, or heavy-duty nature of a vehicle under this ordinance.

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### 6-3.2 Inoperable Vehicle Parking in Residential Areas

- A. Vehicles without current license plates or which are non-operational are considered inoperable. Such vehicles shall not be parked for more than 15 days in a residential area unless parked in a completely enclosed building or physically removed from vision from the street or other public or private property. Visual obscurity may be achieved by parking in the rear yard or by use of an approved custom car cover. Vehicles with a car cover must be parked on a paved driveway. Only one inoperable vehicle may be stored on a residential lot outside of a completely enclosed building. All tires on such vehicles or trailers must be inflated.
- B. If a vehicle is mechanically inoperable but is undergoing repairs or restoration and is not stored in an enclosed building, a vehicle restoration permit is required. This permit is valid for one year and may be renewed if, in the opinion of the Town, substantial work has been performed on the vehicle. Mechanically inoperable vehicles without a valid restoration permit are prohibited and must be placed in an enclosed building or removed from the property.

### 6-3.3 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers), Utility Trailers, and Boats

- A. No recreational vehicle, trailer or boat shall be parked or stored in any required front yard except on a paved driveway or approved parking surface.
- B. No recreational vehicle, trailer, or boat shall be parked in any right-of-way, whether standing alone or attached to a tow vehicle.
- C. A recreational vehicle, trailer or boat may be parked anywhere on a premise for a period not to exceed twenty- four (24) hours during loading or unloading.
- D. Recreational vehicles and trailers may be used for temporary lodging up to fourteen (14) days per calendar year. Such vehicles and trailers must be parked on a paved driveway or approved surface if located in the front yard. When incidental to on-premises construction pursuant to a valid building permit, such vehicles and trailers may be occupied as temporary lodging for renewable sixty (60) day periods.

### ~~6-3.4 Front Yard Parking in Residential Areas~~

- ~~A. It shall be unlawful to park any vehicle anywhere in the front yard of a residence, except in the driveway or a parking area approved by the Planning Official.~~
  - ~~1. One (1) vehicle is permitted to park on a natural, unprepared surface. This vehicle may be an automobile, recreational camper, trailer, or a boat and must be~~

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~~licensed, insured, and mechanically operable. The permitted location of this parking space is listed in subsection 4, below.~~

- ~~2. Additional parking on the grass or front lawn area of any residence is allowed for visitors and for temporary parking as long as it does not kill the grass. Parking on dirt areas in the front lawn area of a home is not allowed, except for temporary use by visitors and the one vehicle noted in subsection 1, above.~~
- ~~3. Parking area construction that shall be approved by the Planning Official include:
  - A. Poured concrete slab
  - B. Asphalt paved area
  - C. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
  - D. Any pervious substrate such as gravel, crusher run, ground asphalt, or mulch contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.~~
- ~~4. Additional parking areas will be approved providing they meet the construction requirements of subsection 3 above and meet the following location requirements listed in descending order of preference. Prepared parking is strongly recommended to be outside of the required front setback area unless adjoining an existing driveway, and will not be approved by the Zoning Administrator if other options exist.
  - A. Additional parking area adjoining either side of the original driveway
  - B. Side yard on the same side of the residence as the original driveway
  - C. Side yard on the opposite side of the residence as the original driveway
  - D. In the front yard area in front of the residence, but as close to the side yard as possible
  - E. The natural, unprepared parking area detailed in subsection 1 may be located along the road. Only automobiles and trucks may park in this location; recreational campers, trailers and boats must park in a location listed above in this subsection.~~
- ~~5. Any vehicle with a valid handicap plate or placard on the vehicle is exempt from section 6-3.4. The Zoning Administrator will work with the property owner to determine an appropriate parking layout.~~

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STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

**ORDINANCE 25 – 09**

**AN ORDINANCE TO AMEND APPENDIX A OF THE IRMO MUNICIPAL ORDINANCE;  
ZONING AND LAND DEVELOPMENT REGULATION, ARTICLE 6 – OFF-STREET  
PARKING REGULATIONS**

**WHEREAS**, the Town of Irmo desires to strengthen its Municipal Ordinance and its Code of Zoning and Land Development Regulations, amending said Code to address noted errors, omissions, vague language, and add appropriate standards; and

**WHEREAS**, the following text amendment to the Irmo Municipal Ordinance and Code of Zoning and Land Development Regulations has been proposed through collaboration with the Planning Commission; and

**WHEREAS**, the Planning Commission, at their April 14, 2025, meeting, voted to recommend approval of this amendment, as attached; and

**WHEREAS**, Council wishes to amend the Code of Municipal Ordinance as attached;

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 20<sup>th</sup> day of May, 2025, that the Town of Irmo Code of Municipal Ordinance is hereby amended.

**PASSED AND ADOPTED this 20<sup>th</sup> day of May, 2025.**

\_\_\_\_\_  
William O. Danielson, *Mayor*

ATTEST:

\_\_\_\_\_  
Lisa Hancock, *Municipal Clerk*

1<sup>st</sup> Reading: April 15, 2025  
2<sup>nd</sup> Reading: May 20, 2025  
Public Hearing: May 20, 2025

## ORDINANCE 25 – 09

### Changes to Appendix A of the Municipal Code of Ordinance

#### Section 6-3 Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

*Remove current Section 6-3 and Subsection 6-3.1 and replace with the following:*

#### Section 6-3 Parking, Storage, and Use of Vehicles and Equipment

##### 6-3.1 Commercial and Heavy-Duty Vehicle Parking

- A. Construction vehicles/equipment and heavy-duty commercial vehicles shall be prohibited from parking in the following districts: RS (Single Family Residential), RG (General Residential), CO (Office Commercial), CN (Neighborhood Commercial) or any areas of negotiated developments with density and use similar to the above zones. The prohibition holds whether on-street or off-street, on private property, public property, or public right-of-way except when said trucks are being used during normal business hours to make deliveries or perform service or when contained within a completely enclosed building removed from vision from a street or other property.
- B. The types of trucks specifically prohibited include but are not limited to: tractor-trailers; truck tractors; trailers only; box trucks; stake trucks; flat-bed trucks; tank trucks including those with and without DHEC identification numbers; dump trucks; concrete mixers; trucks equipped for hauling shipping containers, timber, rocks, dirt, logs, wood chips, automobiles, and boats; vehicles which require a commercial driver's license to operate; and any type of truck with eight or more wheels.
- C. The Zoning Administrator shall be authorized to make a determination whenever there is a question regarding the construction, commercial, or heavy-duty nature of a vehicle under this ordinance.

##### 6-3.2 Inoperable Vehicle Parking in Residential Areas

- A. Vehicles without current license plates or which are non-operational are considered inoperable. Such vehicles shall not be parked for more than 15 days in a residential area unless parked in a completely enclosed building or physically removed from vision from the street or other public or private property. Visual obscurity may be achieved by parking in the rear yard or by use of an approved custom car cover. Vehicles with a car cover must be parked on a paved driveway. Only one inoperable vehicle may be stored on a residential lot outside of a completely enclosed building. All tires on such vehicles or trailers must be inflated.
- B. If a vehicle is mechanically inoperable but is undergoing repairs or restoration and is not stored in an enclosed building, a vehicle restoration permit is required. This permit is valid for one year and may be renewed if, in the opinion of the Town, substantial work has been performed on the vehicle. Mechanically inoperable vehicles without a valid restoration permit are prohibited and must be placed in an enclosed building or removed from the property.

## ORDINANCE 25 – 09

### 6-3.3 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers), Utility Trailers, and Boats

- A. No recreational vehicle, trailer or boat shall be parked or stored in any required front yard except on a paved driveway or approved parking surface. An approved parking surface shall be constructed as follows:
1. Poured concrete slab
  2. Asphalt paved area
  3. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
  4. Any pervious substrate such as gravel, crusher run, ground asphalt, or mulch contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.

Furthermore, approved parking surfaces in the front yard must be located either adjoining the original driveway or on the opposite side yard of the premises. They may not be located along the right-of-way or in the middle of the yard.

- B. No recreational vehicle, trailer, or boat shall be parked in any right-of-way, whether standing alone or attached to a tow vehicle.
- C. A recreational vehicle, trailer or boat may be parked anywhere on premises for a period not to exceed twenty- four (24) hours during loading or unloading.
- D. Recreational vehicles and trailers may be used for temporary lodging on a residential lot for up to fourteen (14) days per calendar year. Such vehicles and trailers must be parked on a paved driveway or approved surface if located in the front yard. When incidental to on-premises construction pursuant to a valid building permit, such vehicles and trailers may be occupied as temporary lodging for renewable sixty (60) day periods.