

17.95 STORAGE AND PARKING OF RECREATIONAL VEHICLES.

(a) Definitions - Recreational Vehicles. For purposes of this Section, the following definitions shall apply:

(1) Mobile Home. Mobile home means a structure, transportable in one (1) or more sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating air conditioning and electrical systems contained therein. Length of a mobile home means the distance from the exterior of the front wall (nearest to the exterior of the drawbar and coupling mechanism) to the exterior of the rear wall (at the opposite end of the home) where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, drawbars, coupling, hitches, wall and roof extensions or other attachments. Width of a mobile home means the distance from the exterior of one (1) side wall to the exterior of the opposite side wall where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, wall and roof extensions or other attachments.

(2) Recreational Vehicle. Recreational vehicle means any of the following:

- a. Travel Trailer - a vehicular, portable structure built on a chassis and on wheels that is between ten (10) and thirty-six (36) feet long, including the hitch, and eight (8) feet or less in width, designated to be used as a temporary dwelling for travel, recreation, vacation or other uses and towed by a car, station wagon or truck. It includes so-called fifth-wheel units.
- b. Pick-up Coach - a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, vacation, or other uses.
- c. Motor Home - a portable, temporary dwelling to be used for travel, recreation, vacation or other uses, constructed as an integral part of a self-propelled vehicle.
- d. Camping Trailer - a canvas or folding structure mounted on wheels and designed for travel, recreation, vacation or other uses.
- e. Chassis Mounts Motor Homes and Mini-Motor Homes - recreational structures constructed integrally with a truck or motor-van chassis and incapable of being separated therefrom.
- f. Converted and Chopped Vans - recreational structures which are

created by altering or changing an existing auto van to make it a recreational vehicle.

g. Boat or Snowmobile Trailer - a vehicle on which a boat or snowmobile may be transported and is towable by a motor vehicle. When removed from the trailer, a boat or snowmobile, for purposes of this Article, is termed an unmounted boat or snowmobile.

(3) Boat. Boat means every description of watercraft used or capable of being used as a means of transportation on water.

(4) Yard, Front, means that part of a lot between the front lot line and front(s) of the principal building on the lot and extended to both side lot lines.

(5) Yard, Rear, means that part of a lot between the rear lot line and the back(s) of the principal building on the lot and extended to both side lot lines.

(6) Yard, Side, means that part of a lot not surrounded by a building and not in the front or rear yard.

(b) Permitted Parking or Storage of Recreational Vehicles. In all residential and commercial districts provided for in this Zoning Code, it is permissible to park or store a recreational vehicle or boat and boat trailer on private property in the following manner:

(1) Parking is permitted inside any enclosed structure which otherwise conforms to the zoning requirements of the particular zoning district where located.

(2) Parking is permitted outside in the side yard or rear yard provided it is not nearer than five (5) feet to the lot line.

(3) Parking is permitted outside on a hard surfaced or well-drained gravel driveway, provided all of the following apply:

a. Space is not available in the rear yard or side yard, or there is not reasonable access to either the side yard or rear yard (note that a corner lot is always deemed to have reasonable access to the rear yard, and a fence is not necessarily deemed to prevent reasonable access).

b. Inside parking is not possible.

c. The unit is parked perpendicular to the front curb.

(4) The body of the recreational vehicle or boat must be at least twenty (20) feet from the face of any curb, sidewalk, recreation trail, or street.

(5) No part of the unit may extend over the public sidewalk or public right-of-way.

(6) Parking is permitted only for storage purposes. Recreational vehicles or boats shall not be any of the following:

- a. Used for dwelling purposes except for overnight sleeping for a maximum of fourteen (14) days in anyone (1) calendar year. Cooking is not permitted at any time.
- b. Permanently connected to sewer lines, water lines or electricity. The recreational vehicle may be connected to electricity temporarily for charging batteries and other purposes.
- c. Used for storage of goods, materials or equipment other than those items considered to be part of the unit or essential for its immediate use.

(7) Notwithstanding the above, a unit may be parked anywhere on the premises during active loading or unloading, and the use of electricity or propane fuel is permitted when necessary, to prepare a recreational vehicle for use.

(8) The recreational vehicle shall be owned by the resident on whose property the unit is parked for storage.

(9) Parking is limited to one (1) recreation vehicle per residential property.

State Law Reference: Section 30.50, Wis. Stats., and HSS 177 and 178, Wis. Adm. Code.