

CITY OF BEDFORD, OHIO

ORDINANCE NO. 002-24

AMENDED

BEING AN ORDINANCE AMENDING SECTION 1957.11 OF THE ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BEDFORD, OHIO AND DECLARING AN EMERGENCY

WHEREAS, the Council of the City of Bedford, Ohio, considers it essential that the Zoning Code be updated.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bedford, County of Cuyahoga, and the State of Ohio:

Section 1. Amending Section 1957.11 of the Zoning Code to read as follows:

- (a) Off-street parking facilities developed in any residential, two-family or multi-family district in compliance with the requirements of this section shall be used solely for the parking of passenger automobiles and other vehicles with a net total weight of less than five thousand fifty pounds (5,050 lbs.), either owned or within the custody of occupants of dwelling structures or for the guests of said occupants. Under no circumstances shall the parking area, including but not restricted to driveways be used for the parking of vehicles with a weight in excess of five thousand fifty pounds (5,050 lbs.), or for more than one (1) such commercially licensed vehicle under five thousand fifty pounds (5,050 lbs.) per residential unit, excepting recreational equipment which, for the purpose of this section is defined as and shall include the following:
 - (1) A “travel trailer” is a vehicular, portable structure building on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified “travel trailer” by the manufacturer.
 - (2) A “pick-up camper” is a structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational or vacation uses.
 - (3) A “motorized home” is a portable dwelling designed and constructed as an integral part of a self-propelled vehicles.
 - (4) A “folding tent trailer” is a canvas folding structure, mounted on wheels and designed for travel and vacation uses.
 - (5) “Boats” and “boat trailers” shall include boats, floats and rafts, plus the normal equipment to transport the same on the highway.
 - (6) The “Gross Vehicle Weight Rating (GVWR)” of a vehicle shall be defined as the maximum allowable weight in pounds of the fully loaded vehicle as assigned by the manufacturer and as published on the vehicle’s Safety Compliance Certification label. Everything that contributes to the total weight of the vehicle, including the weight of the vehicle, driver,

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passengers, fuel, payload, tongue load of a trailer, weight of hitch and all other vehicle equipment, shall be included in the GVWR.

- (b) Notwithstanding the foregoing provision; “A maximum of two (2) heavy-duty pickup trucks and/or light to medium-duty, single-axel dump trucks, each rated at the maximum of twelve thousand five hundred pounds (12,500 lbs.) Gross Vehicle Weight Rating (GVWR), shall be permitted to be parked in residentially zoned districts provided that the truck(s) in question are parked in a location substantially screened or hidden from sight from the street and from adjacent residentially zoned properties during all seasons of the year by structures, fences, landscaping or a combination of these barriers. The GVWR, as shown on the vehicle’s Safety Compliance Certification Label, shall be permanently located on the door-lock facing, door post or other applicable location on each truck for inspection by City Safety Forces.
- (c) Any such owner of camping and recreational equipment may park or store such equipment on residential use property subject to the following conditions:
- (1) Recreational equipment parked and stored shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall this equipment be used for living or housekeeping purposes.
 - (2) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front building line of the lot. The setback requirement in the side or rear yard shall be minimum of three feet (3 ft.).

The requirements of this subparagraph may be waived by the City Manager who may issue a conditional permit is supported by evidence presented to the City Manager by the owner of the property upon which said exception is requested showing that because of the topography or some other physical condition enforcement of this section would create an unusual and undue hardship. There shall be no fee charged for said permit.

- (d) All vehicles permitted to park within the requirements of this section must have current valid license plates, shall be maintained, and must be operable.
- (e) Travel trailers, pick-up campers, motorized homes (RV), folding tent trailers, boats, semi-trucks, car haulers, and construction trailers/equipment are prohibited from parking on City-owned properties and on City-owned parking areas.

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(f) Whoever violates this section shall be guilty of a First Degree Misdemeanor punishable as stated in Section 1957.99. Each day of violation shall constitute a separate offense.

Section 2. That actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. Said ordinance is hereby determined to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the City of Bedford, Ohio.

WHEREFORE, this Ordinance shall take effect and be in force from and after the earliest date permitted by law.

1st Rdg.: 1/16/24

Stanely C. Koci, Mayor-President of Council

Tracy M. Simons, Clerk of Council

Prepared and approved as to legal content by: _____
John J. Montello, Law Director

PASSED: February 6, 2024