

*530.19 Parking of trucks, truck tractors, and certain commercial vehicles in certain residential areas prohibited.*

A. No commercial vehicles, and no commercially related equipment shall be permitted to park in any areas of unincorporated the county which are zoned R-1, R-2, R-3, R-4, R-MH, R-1MH, R-2MH, PUD, MF-1, MF-2, MF-3, E-R, ER-2, A-R, and AR-1 Zoning Districts, except when such commercial vehicles and equipment are being utilized as part of a business lawfully operating in the said zoning districts. The following are specifically exempt from this section:

1. Properties zoned A-C agricultural and AC-1 agricultural.
2. Properties larger than five acres zoned A-R agricultural-residential and AR-1 agricultural-residential.
3. Properties with a bona fide agricultural classification as determined by the county property appraiser.

In addition to the foregoing exemptions, one commercial vehicle with no more than one rear axle may be parked or stored on properties one acre or larger in the A-R agricultural-residential and AR-1 agricultural-residential zoning districts. Vehicles belonging to or leased to public utilities, such as electric companies or water or sewer providers, which are being kept at employee residences for purposes of emergency call-out response, are also exempt from this section.

B. The provisions of this section shall not apply to:

1. A commercial vehicle parked in a residential neighborhood while the operator of the said commercial vehicle is making a delivery, or conducting business, within the said residential area or when the commercial vehicle is parked within an enclosed structure.
2. The use of a commons area in any residentially zoned neighborhood for the parking of a commercial vehicle, provided that the commons area is actually used as a commons area or is duly recorded and platted as a commons area, and provided further that the use of the said commercial vehicle is for the benefit of the community in which it is situated, or the use is for the benefit of a charitable project sponsored by the community as a whole or sponsored by any civic or charitable group within the community. For purposes of this Subsection only, community is defined as the residentially zoned neighborhood which is serviced by the commons area.

C. Any use of E-R, R-1, R-2, R-3, R-4, R-MH, R-1MH, R-2MH, PUD, MF-1, MF-2, or MF-3 zoned property for the parking of trucks, truck tractors, or commercial vehicles in existence prior to the adoption of this section shall not be considered a nonconforming use for purposes of this article.