

Sec. 4.1. - Lots less than five acres.

C. Storage of vehicles. On lots less than five acres, motor homes, camper cabins, non-street legal motorcycles (including all-terrain vehicles, dirt or motocross bikes, or similar type vehicles) boats, farm machinery, or similar equipment, excluding golf carts, shall not be parked or stored on any residential or agricultural lot or the adjacent street except when in conformance with the following provisions:

1. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet, (if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply); and
2. On lots less than 1.5 acres, such equipment shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and
3. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and
4. If located on a lot which is less than 1.5 acres, it shall be parked on an approved surface of concrete, asphalt or stabilized gravel.
5. Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.

(Ord. No. 05-06, 2-7-2005; Ord. No. 08-23, 5-5-2008)

D. Loading and unloading. Notwithstanding other requirements of this section, such equipment may be parked anywhere on a residential, agricultural or commercial premises not to exceed 48 hours for the purpose of loading and unloading only.

E. Living or sleeping. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on any lot not approved for such purposes.