

Article VI – General Nuisance Regulations

Chapter 644 – Vehicles

Effective September 22, 2009 – Ordinance 2009-09

Last Amended on December 15, 2015 by Ordinance 2016-02

Chapter 644.01	Keeping of Motor Vehicles
Chapter 644.03	Agricultural & Construction Equipment
Chapter 644.05	Trailers, Recreational Vehicles, & Watercraft
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1. 644.01 KEEPING OF MOTOR VEHICLES

The storage, keeping, or temporary parking of motor vehicles shall comply with all of the following regulations:

1. Unless otherwise expressly permitted by this code of ordinances, no person, whether the owner, tenant, or manager of private property, or whether the last registered owner of the vehicle or transferee on a bill of sale covering the vehicle, shall permit the placement or storage (*whether temporary or permanent*) on private property of any vehicle which does not meet the following requirements:
 - A. Any motor vehicle must be in operating condition and eligible for use in accordance with the requirements of the Michigan Vehicle Code, being Public Act 300 of 1949 as amended, being M.C.L.A. § 257.1 through 257.923.
 - B. These requirements include, but are not limited to, an engine that runs, all necessary driving units, gears in operating condition, all wheels attached and fully inflated, current license plate, a battery capable of starting and operating the vehicle and its accessories, all windows in place, all doors attached, and the hood and trunk cover attached.
 - C. No motor vehicle in a Residential District, licensed or otherwise, shall at any time be in any state of major disassembly, disrepair or in the process of being stripped or dismantled, unless such vehicle is enclosed in a lawful building or other enclosure so as not to be visible from surrounding property.
 - D. These provisions shall apply to all areas or residential zones except when the storage of said vehicles is in a completely enclosed lawful structure.
2. No person shall permit the storage or parking of unlicensed vehicles or vehicles in disrepair or disassembly as set forth above, and the owner or occupant of any property upon which such activities exist shall be deemed to have permitted the same.
3. The outdoor parking of cars, trucks, and vans intended for, or used for, commercial purposes with a gross vehicle weight rating (GVWR) equal to or less than 14,000 pounds shall only occur if the following conditions are met:
 - A. The vehicle has no more than two axles.

- B. The regular operator of the Vehicle is an occupant of the dwelling at the location.
4. The outdoor parking of vehicles intended for or used for commercial purposes with a gross vehicle weight rating (GVWR) in excess of 14,000 pounds is strictly prohibited in all residential districts, except for temporary deliveries. This includes the parking of semi-truck tractors, cube vans, dump trucks, buses, and other similar vehicles.
 5. In all residential districts, the overnight parking or storage of any car, truck, motorcycle, or other motor vehicle for use on public streets in any yard adjacent to a public right-of-way is permitted only on established driveways and other impervious areas of such materials as cement, concrete, limestone, asphalt, gravel, and other like materials.

644.03 AGRICULTURAL & CONSTRUCTION EQUIPMENT

Unless associated with bona-fide excavation or construction work being done at the site of parking or outdoor storage, the parking and outdoor storage of equipment used or intended for excavation, construction, or agricultural operations including but not limited to, loaders, backhoes, tractors, bulldozers, excavators; is prohibited in all residential districts.

644.05 TRAILERS, RECREATIONAL VEHICLES & WATERCRAFT

When specific “yards” are described in this Section, such references shall be determined by the establishment of yards in the zoning code for the Village of Lake Isabella. Items stored shall be based on what is physically touching the ground, including any blocks or supporting apparatuses. For example, a trailer with 2 watercraft stored on top of it, shall only count as 1 item as it is only the trailer which is in contact with the ground. The storing or keeping of trailers, campers, recreational vehicles and watercraft in residential districts shall comply with the following regulations.

1. The overnight parking or storage of any semi-truck trailer, flatbed, tanker-trailer, or other trailer used for commercial purposes is prohibited.
2. Only items licensed to the owner of record or legal occupant of the parcel may be stored on the property. If there are more than 3 items stored in non-streetside yards, the Village may require the owner or occupant of the property to verify through the submission of license or title information that the items are his/hers.
3. The item must have a valid license or registration.
4. The item must be in working conditions and operable. Including all tires inflated.
5. A maximum of one item may be stored or kept on the street-side of the structure provided such is done either in the driveway, or to the side of the driveway in a side yard area, and no portion of the item is within 20 feet of the edge of the improved edge of a street.
6. Items stored in a yard not touching a public or private street, road, or shared access drive all items must be locked and all items shall maintain at least a 2 foot setback from any property line and also kept in an area of the yard that is mowed and maintained. Except items stored in waterfront yards shall be kept at least 35 feet from the ordinary high water

mark of the lake or river. This does not apply to docks, boat lifts, or boat hoists which are not regulated by the Village of Lake Isabella.

7. At no time shall any boat, camper, trailer, RV or similar item be connected to a septic system.
8. The overnight parking or storage of any boat, camper, trailer, and other like recreational is prohibited in any public right-of-way, including the median of cul-de-sacs.

644.07 VIOLATIONS

1. Any person, firm, corporation, trust, partnership, or other legal entity which violates or refuses to comply with any provision of this chapter shall be responsible for a municipal civil infraction and shall be subject to fines, costs, and other relief as provided for in Chapter 222 of the codified ordinances of the Village of Lake Isabella.
2. In addition to any other penalties or remedies available, the Village is authorized and empowered to direct the property owner to remove or otherwise abate the nuisance. If such notice is given, it shall be in writing, addressed to the property owner as it appears on the latest ad valorem property tax assessment roll, or current owner if such is different and known to the Village and be mailed via first class or posted at the property in violation, and shall inform the property owner of the following:
 - a. The nature of the violation/nuisance
 - b. The time in which the violation/nuisance must be abated.
3. Upon failure, neglect or refusal of any property owner to comply with the provisions of this chapter, the Village or its authorized contractor, or other designee, is authorized and empowered to enter the property owner's property to abate the nuisance, or to provide and to make payment for the abatement of the nuisance maintained.
4. When the Village abates a nuisance as provided herein, the cost of any abatement, including legal expenses and the authorized administrative fee will be billed to the property owner. The cost and fee will be a debt of the property owner to the Village, which may be assessed as a single lot assessment in accordance with Chapter 214 of the codified ordinances of the Village of Lake Isabella, and shall constitute a lien against the property, including interest, until paid, and enforced and collected in the same manner as ad valorem property taxes.
5. The failure to receive the notice as provided for in subsection (2) is not a defense to any action brought by a member of the public for injury or by the Village to collect the costs of abatement or impose penalties or other fees authorized by this article.