

ORDINANCE 25-03

**AN ORDINANCE AMENDING TITLE XV: LAND USAGE, CHAPTER 153:
ZONING ORDINANCE**

THE CITY COUNCIL OF THE CITY OF DILWORTH HEREBY ORDAINS:

Title XV: Land Usage, Chapter 153: Zoning Ordinance, Supplementary Regulations, General Yard; Lot Area and Building Requirements, Outdoor Storage is amended as follows:

153.068 General Yard; Lot Area and Building Requirements

(N) *Outside storage.*

(1) In residentially zoned areas, the following items shall not be stored on a lot unless they are within a building or enclosed within a permissible structure:

- (a) Non-licensed race cars;
- (b) Construction and landscaping material, unless they are currently being used on the premises;
- (c) Non-licensed and/or inoperable vehicles or recreational equipment;
- (d) Front yard exterior storage of firewood, or any exterior storage of firewood (side or rear yard), which storage is not for consumption by the person or persons on whose property it is stored;
- (e) Storage of household items, including lawn maintenance, snow removal equipment, and tools.

(2) In R1, R2, and R3 zoned areas, no more than two (2) of the following items are permissible to be stored outside, on a lot, subject to the following:

(a) Licensed recreational equipment, boats, travel trailers, recreational vehicles, utility trailers, and off-road vehicles may be kept in a front yard, provided they are parked on a paved surface. If kept in a side or rear yard, there is no paving requirement.

(b) Licensed recreational equipment, boats, travel trailers, recreational vehicles, utility trailers, and off-road vehicles may be parked in a side or rear yard area, subject to a three (3) foot setback from any side or rear property line, or alley;

(3) In all non-residential zoning districts, outside storage shall conform to the following conditions:

(a) The storage area is fenced and fully screened (if required). For purposes of this division, outdoor storage does not include the display of goods which are being sold at retail to the general public, such as automobiles, trucks, farm equipment, and similar items;

(b) The area occupied is not within a required front or required side yard;

(c) The storage area is surfaced to control dust and drainage according to a plan submitted to and subject to approval of the City;

(d) All lighting shall be hooded and directed in a manner to reflect away from residential areas and also away from any public street or highway;

(e) The storage area does not encroach upon required parking spaces or required loading space as required by this chapter; and

(f) A site plan documenting the location and grading of the storage operation shall be submitted and shall be subject to the approval of the City. The outdoor storage area may be subject to a stormwater drainage review.

This ordinance shall take effect and be in force from and after its passage and publication, and all other ordinances, resolutions, and acts and proceedings of the City and of the Council which are inconsistent with the terms of this ordinance are hereby amended or repealed to the extent necessary to give full force and effect to this ordinance.

ADOPTED by the City of Dilworth on the 8th day of December 2025.

MAYOR: 
Chad Olson

ATTEST: 
L. Peyton Mastera, City Administrator