

AGENDA
COMMITTEE OF THE WHOLE MEETING OF THE CARO CITY COUNCIL
August 17, 2026, 5:30 P.M.

CALL TO ORDER

PUBLIC COMMENTS

BUSINESS ITEMS

1. Commercial Vehicle Storage – New Ordinance Proposal
2. Residential Dumpster – New Ordinance Proposal
3. Building Numbers – New Ordinance Proposal

ADJOURN

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COMMERCIAL VEHICLE AND EQUIPMENT STORAGE AND PARKING

PURPOSE:

The purpose of this article is to preserve the health, safety and general welfare of the citizens of the city, motorists and pedestrians by the regulation of traffic, parking and storage of commercial vehicles and equipment therein and to preserve the health, safety and general welfare of persons and property in residential areas designed and utilized for residential use by regulating the parking of certain large motor vehicles and commercial equipment which impede crime prevention in residential areas, which detract from the appearance and residential character of the neighborhoods of the city and which frequently are impediments to the ingress and egress of emergency and fire protection vehicles and equipment.

DEFINITIONS.

BUS. A motor vehicle with mode of power, except a trailer, designed to carry more than 12 people.

COMMERCIAL EQUIPMENT. Any construction equipment or large equipment used primarily in the course of conducting a trade or business.

COMMERCIAL VEHICLE. Includes buses, mobile structure trailers, pickup trucks in excess of three-quarter-ton capacity used for commercial purposes, pole trailers, semitrailers, step vans, trailers, trucks and truck tractors as defined herein.

CONSTRUCTION EQUIPMENT. Bulldozers, front-end loaders, power shovels and other heavy construction equipment or trailers designed for the transportation of such equipment.

MOBILE STRUCTURE TRAILER. A trailer that has a roof and walls and is at least ten feet wide and which may be used off-road for commercial purposes.

OWNER. Any person in whose name the legal title of a motor vehicle or article of equipment is registered, or in the event such vehicle is the subject of a lease or conditional sales agreement, the lessee or person with the right of purchase upon performance of the conditions stated in the agreement and with the immediate right of possession.

POLE TRAILER. A vehicle without mode of power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole or by being boomed or otherwise secured to the towing vehicle for transporting long or irregularly shaped loads

such as poles, pipes or structural members capable generally of staying themselves as beams between the supporting connections.

RESIDENTIAL DISTRICT. Any one family residential, two family residential, multiple family residential or residential mobile home park district as defined and delineated in the zoning ordinance and maps

SEMITRAILER. A trailer other than a pole trailer so constructed that a substantial part of its weight rests upon or is carried by another motor vehicle.

SINGLE FAMILY RESIDENTIAL AREA. Any one family residential district as defined and delineated in the zoning ordinance and zoning maps of the city.

TRAILER. A vehicle other than a utility trailer with or without mode of power designed for carrying persons or property and for being drawn by another motor vehicle.

UTILITY TRAILER. A vehicle designed to be towed by a motor vehicle in order to carry property, including but not limited to snowmobiles, boats, motorcycles and other recreational equipment used periodically for travel, recreational or vacation purposes.

TRUCK. A motor vehicle in excess of one-ton capacity with mode of power, except a trailer designed primarily for the transportation of property or special purpose equipment.

TRUCK-TRACTOR. A truck designed primarily for drawing another motor vehicle and not so constructed as to carry a load other than a part of the weight of vehicle and of the load so drawn.

REGULATION OF PARKING AND STORAGE.

- a. Except as provided in subsection (4) of this section, no person shall park or store any commercial vehicle or commercial equipment upon any public property located in any district, including but not limited to public streets, stub streets, rights-of-way, sidewalks and planting areas between sidewalks and curbs.
- b. Except as provided in subsection (4), no person shall park or store any commercial vehicle or equipment on private property in a residential district other than in an enclosed building.
- c. Except as provided in subsection (4), no person shall park or store any commercial vehicle or commercial equipment on private property in any nonresidential district unless such vehicle or equipment is used in conjunction with the principal use or an accessory use of the property. In such event, the parking or storage must comply with all other codes and ordinances of the city.

- d. The parking of commercial vehicles and/or commercial equipment in any district shall be limited to use of such vehicles or equipment in the performance of a service to the adjacent property for the period of time necessary to complete such service.

RESPONSIBILITY.

The owner of the commercial vehicle or commercial equipment sought to be stored or parked in a single-family residential district and the owner of the single-family residential property upon which the equipment is being kept shall each be responsible for compliance with the terms of this article. In any proceeding for violation of any parking or storage provision of this article, the person to whom a commercial vehicle or article of commercial equipment is registered, as determined from the registration plate displayed on the vehicle or equipment, shall be presumed in evidence to be the owner of such commercial equipment. For purposes of determining the ownership of property, it shall be presumed that the person whose name appears on the most recent tax assessment roll of the city is the owner of the property.

VARIANCE.

The requirements of this article may be modified or varied by the City Council of Caro, provided evidence is presented establishing that because of topography or other physical conditions of the property not caused by the applicant, enforcement of the provisions hereunder would create unusual or undue hardship.

Sec. 44-513 (Trash Enclosures)

You can only have a dumpster on a residential property for no more than 30 days unless construction is visually being completed.

Address display, size, and color of numbers.

1. Multifamily residential buildings shall have a building address sign on or at the front of the building that will identify all addresses located within a multifamily residential building;
2. Numbers on commercial buildings shall be displayed on the front of the building or on a sign at the front of the building and at the rear of the building if there is access at the rear of the building to a hard-surfaced area upon which vehicular traffic may maneuver, and all said numbers shall be at least four inches in height;
3. All numbers displayed on or at the front of the buildings shall be displayed in such manner as to be readily visible to occupants of vehicles on thoroughfares immediately in front of such buildings during all hours of normal daylight;
4. The color of the numbers for both residential and commercial buildings shall be in contrast with the immediate background upon which they are mounted;
5. This section shall be construed to mean that, if the numbers are hidden by an awning or other appurtenance, the owner of the building or persons having control shall provide supplementary numbers in such a manner as to comply with this article;
6. The numbers shall be permanently affixed at the time of any final inspection of the building.