CITY OF STRUTHERS, OHIO
Ordinance

NO. 26-066

AN ORDINANCE CREATING § 521.21 OF THE CODIFIED ORDINANCES OF THE CITY OF STRUTHERS TO REGULATE THE USE OF VEHICLES AS LIVING QUARTERS ON PUBLIC AND PRIVATE PROPERTY, AND DECLARING AN EMERGENCY.

WHEREAS, Council has the authority to regulate land uses on private property and to protect public health and safety;

WHEREAS, Council has the authority to regulate the use of public property;

WHEREAS, Council has determined that use of a vehicle as residential living quarters creates a risk to public health and safety; and

WHEREAS, Council now desires to regulate such conduct and land use.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Struthers, Ohio, ¾'s of all members elected thereto concurring:

SECTION 1: § 521.21 of the City's Codified Ordinances is hereby created and shall read as follows:

§ 521.21 USE OF VEHICLES AS RESIDENTIAL LIVING QUARTERS.

(a) Definitions. As used in § 521.21, the following definitions apply:

(1) Vehicle. "Vehicle" means a motor vehicle, recreational vehicle, motor home, camper van, travel trailer, truck camper, bus, or other vehicle designed or adapted to transport persons or property, whether operable or inoperable.

(2) Overnight period. "Overnight period" means the period beginning at 10:00 p.m. and ending at 6:00 a.m. the following day. Each such period counts as one overnight period.

(3) Use as living quarters. "Use as living quarters" means use of a vehicle by the same person as a place to sleep for at least four hours during an overnight period on three (3) or more overnight periods within any rolling ninety-day period while the vehicle is located (i) on the same private property or (ii) on any public property.

(4) Owner. "Owner" means the person or entity that has legal title to, or any kind of ownership interest in, real property within a residential district within the City according to the official records of the Mahoning County Recorder. If more than one person or entity owns the real property, "Owner" refers to each person or entity that has legal title to, or any kind of ownership interest in, the real property according to the official records of the Mahoning County Recorder.

(5) Occupant. "Occupant" means a person using a vehicle as living quarters.

(b) Prohibited Use.

(1) Except as expressly permitted by subsection (c) hereof, no person shall use a vehicle as living quarters on private property within the City, regardless of whether the owner has consented to the use and whether compensation is paid.

(2) No person shall use a vehicle as living quarters on public property within the City.

(3) No owner of private property shall knowingly permit a use prohibited by subsection (b)(1) hereof.

(4) Every day on which a violation of this section is found to exist shall constitute a separate offense.

(c) Exceptions. Subsection (b)(1) does not apply to:

(1) Temporary guests. Occupancy by guests on a parcel containing a lawful occupied dwelling, with the owner's consent, for no more than ten (10) overnight periods within any rolling ninety-day period. Only one occupied vehicle per parcel is permitted under this exception. The vehicle shall not obstruct emergency access or a public right-of-way, and wastewater shall be disposed of lawfully.

(2) Temporary displacement. Occupancy authorized by a temporary permit when occupants of a lawful dwelling on the parcel are displaced by fire, disaster, or permitted repairs. The permit may authorize occupancy for up to thirty days and may be renewed upon documented continuing need, subject to a lawful wastewater disposal and emergency-access requirements.

(3) Protected uses. Occupancy protected by controlling federal or state law.

(d) Temporary Permits and Accommodations.

(1) The Code Enforcement Officer shall administer permits under subsection (c)(2) hereof. An application shall identify the parcel, vehicle, displaced occupants, reason for displacement, requested duration, and arrangements for sanitation and emergency access.

(2) The Code Enforcement Officer shall issue the permit when the applicant establishes the required conditions. Permit conditions shall be limited to requirements reasonably related to sanitation, emergency access, and authorized duration.

(e) Criminal Penalties. Whoever violates subsection (b) hereof is guilty of a misdemeanor of the fourth degree.

(f) Civil Enforcement. In addition to the penalty established under subsection (e) hereof, whenever an owner has violated subsection (b)(3) hereof, the owner may be issued an administrative citation pursuant to Chapter 1309. of these Codified Ordinances.

SECTION 2: Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including § 121.22 of the Ohio Revised Code.

SECTION 3: A delay in the effective date of this Ordinance will result in detriment to the health, safety and welfare of the Struthers community at large. Accordingly, this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City and shall therefore be in full force and effect from and immediately upon its passage and approval by the Mayor.

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PASSED IN COUNCIL THIS 28th DAY OF October, 2026.

CLERK OF COUNCIL — PRESIDENT OF COUNCIL

FILED WITH THE MAYOR THIS 28th DAY OF October, 2026.

CLERK OF COUNCIL

APPROVED BY THE MAYOR THIS 28th DAY OF October, 2026.

MAYOR

POSTED ON STRUTHERS CITY WEBSITE & STRUTHERS SOCIAL MEDIA

DATE: October 30, 2026

CLERK OF COUNCIL

Save: Ordinance Use of Vehicles Quarters 2 2026