

30-5.A.5. Parking Standards for Residential Development

Off-street parking serving single-family detached, attached, or two- to four-family dwellings and located within front yard and/or corner side yard areas shall comply with the following standards:

a Parking in Vehicular Use Area Required:

Vehicles, whether parked or stored, shall be located in a vehicular use area. For the purposes of this subsection, "vehicles" shall include, but not be limited to, passenger vehicles, all trucks with a gross vehicle weight rating (GVWR) of 13,000 pounds or less, vans, golf carts, or other similar vehicles.

b Maximum Area Available for Vehicular Use

Vehicular use areas located within the first 40 feet of the front or corner side yard (as measured from the edge of the street right-of-way) shall be limited to the greater of 33 percent of the entire front and/or corner side yard area, or 750 square feet (see Figure 30-5.A.5, Maximum Vehicular Use Area), but not to exceed one-half the minimum required yard area. Nothing in this subsection shall be construed to limit the size of the vehicular use area located beyond the first 40 feet of a front or corner side yard area.

c. Limitation on Heavy Trucks, Trailers, or Major Recreational Equipment

1. In accordance with Section 30-4.D.3.t, Storage of Heavy Trucks, Trailers, or Major Recreational Equipment, parking of heavy trucks, commercial vehicles, or similar vehicles exceeding a gross vehicle weight rating of 13,000 pounds is prohibited in front and corner side yards.

2. Vehicles intended for personal transport with a gross vehicle weight rating of 13,000 pounds or less may be parked within the vehicular use area in front or corner side yards.

(Ord. No. S2013-020, § 1, 10-28-2013; Ord. No. S2015-008, § 3, 8-10-2015)

Figure 30-5.A.5.b: Maximum Vehicular Use Area

d. Surfacing

1. Vehicular use areas shall be surfaced in accordance with the standards in Section 30-5.A.3.c, Surfacing, within 40 feet of the edges of all adjacent right-of-way, except that gravel, crushed stone, or similar material may be used. The City Manager may approve alternative surfacing in cases where topography, existing trees, or existing structures make compliance with the standards impossible or impractical.

2. When used, gravel or crushed stone shall be at least two inches deep throughout the vehicular use area, and the vehicular use area shall maintain a visibly discernible and definable edge composed of landscape timbers, metal edging, vegetation (such as low shrubs or decorative grasses), or a similar technique.

3. Vehicular use areas within utility easements disturbed by the PWC during installation or servicing of underground utilities shall be resurfaced with materials to match the existing surface after completion of utility work.

e. Inoperable Vehicle/Equipment Storage

Storage of inoperable vehicles or equipment shall only take place within an enclosed structure.

30-5.A.8.i

Alternative Materials

The use of pervious or semi-pervious parking area surfacing materials—including, but not limited to, grass, mulch, "grass-crete," or recycled materials such as glass, rubber, used asphalt, brick, block and concrete—may be approved for the required vehicular surface area on a site, provided such areas are properly maintained. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices (see Figure 30-5.A.8, Alternative Materials) on-site stormwater control devices (see Figure 30-5.A.8, Alternative Materials)

Vehicular Use Area - Definition

The portion of a site or development dedicated to vehicular ingress and egress, off-street parking, parking aisles, internal travel ways, fire lanes, and other areas dedicated to vehicular use, but not necessarily including vehicular storage areas.