

Proposed Section 7200.B Amendments:

19. No vehicle shall be parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse, unless the area upon which such vehicle is parked is paved with a concrete surface. Except for the expansion joints, the paved concrete surface must be constructed as a solid, continuous span of concrete from edge to edge of the paved parking area. However, a paved parking area shall not be required for a vehicle parked in a side or rear yard enclosed by an opaque screening fence at least six (6) feet in height or complies with Section 7200.B.21 below.
20. Additional Residential Driveway Standards:
- a. The maximum width of a paved driveway devoted to off-street parking in the front yard or side yard with street frontage of a lot occupied by a single-family dwelling shall not exceed twenty (20) feet plus a paved extension into the yard between the driveway and the nearest property line, not to exceed twelve (12) feet in width. Except for expansion joints, the paved extension must be constructed as a solid, continuous span of concrete from the edge of the driveway to the furthest edge of the paved extension.
 - b. An existing lawful nonconforming driveway that does not conform to the requirements in Paragraph 19 above may be extended into the yard between the driveway and the nearest property line, not to exceed twelve (12) feet in width, using the same materials as the existing driveway (e.g. gravel, paver, etc.). However, an existing parking area of entirely grass cannot be extended unless the extension conforms to the pavement requirements in Sub-paragraph (A) above.
 - c. Circular driveways shall not exceed sixteen (16) feet in width.
 - d. All residential drive approaches shall be constructed to the width and construction standards established by the City Engineering Department.
21. No vehicle shall be parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse when such vehicle is greater than twenty-five (25) feet in overall length (including tongue), unless one of the following conditions are met:
- a. The vehicle is parked in a building, either attached to the main residential building or detached, completely enclosed by three walls and a roof, and the open side of the building shall have an opaque gate at least six (6) feet in height. A building used to meet the foregoing requirement shall comply with all applicable area, height and setback requirements for attached or detached accessory buildings; or
 - b. The vehicle is parked behind the rearmost façade of the residence and is more than fifty (50) feet away from any property line. The pavement and screening requirements of this section shall not apply to a vehicle parked in accordance with this provision; ~~or~~
 - ~~b.c.~~ The vehicle is parked at least one hundred (100) feet from the front property line and at least fifteen (15) feet from any side or rear property line with the approval of City Manager or his designee. The pavement and screening requirements of this section shall not apply to a vehicle parked in accordance with this provision.

22. No vehicle rated to have a carrying capacity exceeding one (1) ton shall be parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse, unless such vehicle is being actively loaded or unloaded.
23. No Other Vehicle shall be parked between the front property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the façade of the residence that is closest to the street. No Other Vehicle shall be parked on a driveway between the side property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the façade of the residence closest the street, unless the vehicle is parked behind an opaque fence and gate at least six (6) feet in height. (Existing provision with no changes)

OR

23. No Other Vehicle shall be parked between the front property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the portion of the front façade of the residence, including features such as entryway, front porch, side-entry or J-swing garage, or any structure protruding from the residence, that is ~~closest to~~ furthest from the street. No Other Vehicle shall be parked on a driveway between the side property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the façade of the residence closest to the street, unless the vehicle is parked behind an opaque fence and gate at least six (6) feet in height. (Revised provision to resolve J-swing discrepancy)
24. No vehicle shall be parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse when such vehicle is situated on blocks, jacks or anything other than the wheels or mechanism that are originally designed to equip such vehicles for traveling purposes.
25. Non-Conforming Status:
- a. Any lawful unpaved driveway that was in existence prior to ~~November 10, 1997~~ March 28, 2006, shall be exempted from the paving requirements of this section.
 - b. Any Other Vehicle greater than twenty-five (25) feet in length that was lawfully parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse prior to ~~November 10, 1997~~ March 28, 2006, shall be exempted from the provisions of Section 7200.B.21 above, provided that such vehicles are ~~compliant with the provisions of Section 7200.B.23 above and~~ not located over a public side walk, or within a public right-of-way or visibility triangle as defined in Section 7300.I.36.
 - c. Any Other Vehicle that was lawfully parked between the front property line of a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse and the façade of the residence that is closest to the street prior to March 28, 2006, shall be exempted from the provisions of Section 7200.B.23 above, provided that such vehicles are not located over a public side walk, or within a public right-of-way or visibility triangle as defined in Section 7300.I.36. (Returning the grandfathered clause that was deleted in the last amendment.)
 - e.d. A vehicle lawfully parked under the provisions of Paragraphs (b) or (c) above may be replaced by another vehicle of the same type and same dimensions by the same owner or

occupant of the property; provided, however, that the exemptions permitted under Paragraphs (b) and (c) above shall automatically terminate upon a change in ownership or occupancy of a property occupied by a single-family dwelling, two-family dwelling or townhouse upon which the vehicle is parked.

26. The parking of any vehicles that are prohibited by the aforementioned regulations and not exempted by the above provisions shall be discontinued or removed by the owners of the property upon which the vehicles are parked. No non-conforming use status shall be acquired by such vehicles.
27. It is not a violation of the aforementioned regulations if 1) a recreational vehicle is parked on a driveway or other lawful parking area for up to seventy-two (72) hours before or after a trip for loading, unloading or maintenance so long as such vehicle is parked in compliance with all relevant parking regulations; or 2) a recreational vehicle of a visiting out-of-town guest is parked at a residence for up to seventy-two (72) hours. Upon the application of the resident, the City Manager or his designee may approve a reasonable extension of time for the parking of a visiting guest's recreational vehicle based on special circumstances or undue hardship. ~~any vehicle is parked on a lot or tract occupied by a single-family dwelling, two-family dwelling or townhouse for less than seventy-two (72) hours at any one time for the following purposes, provided that there is not a history of reoccurring uses of this provision on the lot or tract in question. Reoccurrence shall be presumed if parking under this provision occurs more than four (4) times within any calendar year.~~
- ~~a. To accommodate an out-of-town visitor; or~~
- ~~b. Loading, unloading, cleaning, preparing for a trip, winterizing or preparing for off-premise storage.~~
28. For the purpose of the above regulations, side yard shall refer to the area behind an imaginary line extending perpendicularly from the front corner of the residential structure to the side lot or property line, extending to an imaginary line perpendicular to the side lot or property line which touches the back corner of the residential structure closest to the side lot or property line at which point the rear yard begins. Rear yard shall refer to that area of a lot circumscribed by the back lot or property line, the side lot or property lines extending to imaginary lines perpendicular from the back corners of the residential structure and the back side of the residential structure.

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