

ATTACHMENT 1**16.20.090 - Residential parking standards.**

In addition to those standards contained in Section 16.20.085 of this article, the following design standards shall apply to residential districts and developments:

- A. Covered off-street parking spaces in a garage or carport shall be a minimum of nine feet in width and nineteen (19) feet in depth of unobstructed area provided for parking purposes. A fully enclosed two-car garage shall have a minimum interior size of nineteen (19) feet in width and nineteen (19) feet in depth. The required minimum measurements may not include the exterior walls or supports of the structure.
- B. Driveways providing access to garages, carports and parking areas serving two or less dwelling units shall be a minimum of twelve (12) feet in width. When an accessory garage is proposed, which is required for either the principal residence or a second dwelling unit, the driveway requirements shall be as follows:
 - 1. For developed residential lots less than two acres in size, the driveway providing access to an accessory garage shall be surfaced with asphalt paving a minimum of two inches in thickness or concrete with a minimum thickness of three and one-half inches or other permanent, impervious surfacing material per the specifications of the reviewing authority. An alternate surface material may be considered by the reviewing authority, if shown that such material will not cause adverse effects and that it will remain in a usable condition.
 - 2. For developed residential lots greater than two acres in size which front upon an unpaved street, the driveway providing access to an accessory garage shall be dust-proofed with either slag, gravel, or similar surface material as approved by the reviewing authority, if shown that such material will not cause adverse effects and that it will remain in a usable condition.
- C. Driveways providing access to garages, carports, and open parking spaces serving three or more dwelling units shall be a minimum of thirteen (13) feet in width for one-way traffic, and twenty-six (26) feet for two-way traffic. Where garages or carports are located on both sides of the driveway, a thirty-foot wide accessway between garage or carport spaces for two-way traffic shall be provided.
- D.

Driveways which are separate from the right-of-way or common drive aisle and which provide access to garages shall be a minimum length of twenty (20) feet, excluding that portion within the public right-of-way or common drive aisle.

- E. No property owner shall sublease, subrent or otherwise make available to residents of other properties, the off-street parking spaces required by this article, except for parking of commercial vehicles, as defined in Section 16.20.090(H).
- F. All required covered off-street parking spaces shall be located so as to be conveniently accessible to the dwelling unit served by such parking space, not to exceed one hundred fifty (150) feet or as approved by the reviewing authority.
- G. All recreational vehicle parking and/or storage areas located within the front yard as allowed by the development code, or other applicable adopted city ordinance, resolution, or code shall be surfaced with either concrete, asphalt, gravel, or crushed rock. Recreational vehicles shall not be stored in the public right-of-way. "Stored" is defined as being parked in the public right-of-way for more than seventy-two (72) hours.

H. Commercial Vehicle Parking in Residential and Agricultural Areas.

1. Definitions.

- a. This subsection shall apply to commercial vehicles having a manufacturer's gross vehicle weight rating (GVWR) of twenty-six thousand (26,000) pounds, or more, parked or left standing in residential or agricultural areas.
- b. For purposes of this subsection, and unless otherwise stated, a truck shall be considered to be one truck or tractor and up to two trailers (Note: a set of double trailers is considered as one trailer).

2. Parking Requirements in General.

- a. No commercial vehicle shall be left to idle for longer than five minutes, nor blow air horns.
- b. No commercial vehicle shall have cargo transferred from such commercial vehicle to another.
- c. No refrigeration unit on any commercial vehicle shall be operated within three hundred (300) feet of any inhabited place, except with the consent of the person in charge of each such inhabited place.
- d.

Commercial vehicles used for the transportation of hazardous waste, materials, or garbage, or which harbor vermin or pestilence, or which emit noxious or noisome odors, shall not be parked or stored in residential or agricultural areas.

3. Street Parking.

- a. It shall be unlawful for any person to park or leave standing on any public street, including within the public right-of-way, any commercial vehicle.

Exceptions:

- i. During the first twenty-four (24) hours during which the vehicle is mechanically disabled.
- ii. While a commercial vehicle is making a pick-up or delivery of materials or goods to or from any building or site.
- b. No commercial vehicle shall be parked or left standing on any street or right-of-way unless it is a minimum of twelve (12) feet from the centerline of the street, or twelve (12) feet per lane, if more than one lane, and under no circumstances parked in any travel lanes.
- c. No commercial vehicle shall be parked or left standing within one hundred (100) feet of any street intersection.

4. Parking on Private Property.

- a. One commercial vehicle may be parked on the operator's lot if such lot is at least eighteen thousand (18,000) square feet in area.
- b. One additional commercial vehicle, up to a maximum of three such vehicles, may be parked on the operator's lot for each additional one-half acre of land.
- c. No commercial vehicle shall be parked or left standing unless all parts of such vehicle are at least fifteen (15) feet from houses on adjacent properties.
- d. A commercial vehicle may be parked in the driveway of the operator's lot, provided that such vehicle is fully on private property so as not to obstruct the view on the public street.
- e. Storage of trailers in front setback areas is prohibited.

- f. Parking of commercial vehicles on property immediately adjacent to and with the same street frontage as an operator's residential property is permitted when the adjacent property is under the same ownership, or with the express written consent of the property owner.
- I. A maximum of two of each type of accessory vehicle, up to a maximum of six accessory vehicles, may be stored outside of a building on any residentially or agriculturally zoned property. No accessory vehicle shall be stored on a residentially or agriculturally zoned property unless a lawfully established and occupied residence exists on the property. Accessory vehicles shall not be stored between the front property line and the primary residential structure, except within the driveway. In addition, each accessory vehicle shall be at least fifteen (15) feet from the primary residential structure on adjacent properties and at least ten feet behind the street side yard property line. In no event shall an accessory vehicle be used as a dwelling unit.

(Ord. No. 2010-07, § 3(Exh. A), 10-5-10; Ord. No. 2012-12, § 3(Exh. A), 7-3-12)