

ATTACHMENT 1

ORDINANCE 2024-05-03

File No.OAM2024-001135

Date: MAY 20, 2024

AN ORDINANCE OF THE KEARNS CITY COUNCIL AMENDING ZONING PROVISIONS ON PARKING IN RESIDENTIAL AREAS

RECITALS

WHEREAS, the City of Kearns adopted a zoning ordinance pursuant to Utah Code Ann. Subsection 10-9a-102(2) and has authority to amend said zoning ordinance when it determines it is necessary; and

WHEREAS, the City of Kearns is a municipality and has authority to regulate land use standards in general pursuant to Utah Code Ann. Subsection 10-9a-104 (1); and

WHEREAS, the Council deems it necessary to amend its ordinances in order to clarify the parking restrictions for personal and recreational vehicles and to provide an avenue of administrative relief for property owners to provide additional parking area while accounting for the need to retain storm drainage on-site to the maximum extent feasible to protect and preserve the public health, safety and general welfare.

BE IT ORDAINED BY THE KEARNS CITY COUNCIL as follows:

1. Sections 19.28.060, 19.48.030, and 19.48.040 are amended and read as attached hereto as **Exhibit A**. The amendments made Therein are designated by underlining the new words, with words being deleted designated by brackets with a line drawn through said words.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Effective Date. This Ordinance will take effect immediately upon posting and publication as required by law.

PASSED AND ADOPTED this 20TH day of MAY 2024.

KEARNS CITY COUNCIL


By: Kelly Bush, Mayor

ATTEST
Lannie Chapman

Recorder

Voting:

Council Member Bush	voting <u>Y</u>
Council Member Butterfield	voting <u>Y</u>
Council Member Snow	voting <u>Y</u>
Council Member Peterson	voting <u>Y</u>
Council Member Schaeffer	voting <u> </u>

Meeting Body: Kearns City Council

Meeting Date: May 20, 2024

Planner: Curtis Woodward

Project Name and File Number:

Residential Parking Amendments -
OAM2024-001135

Project Type:

- Amend Text Ordinance

Areas Affected: This amendment primarily affects properties in single- and two-family residential zones, but some clarifications are generally applicable to the entire City.

Key Findings:

The proposal does not conflict with the state code.

The proposal clarifies residential parking restrictions in harmony with their original intent.

The proposal provides reasonable flexibility for optional additional front yard parking while maintaining at least 40% permeable surface on residential lots.

Staff Recommendation: Staff requests a positive recommendation from the planning commission for the amendments clarifying paved and gravel parking and the optional exceptions to the front yard coverage limits.



GREATER SALT LAKE
**Municipal Services
District**

SUMMARY

The proposed ordinance amendments are intended to clarify the requirements for paved and gravel parking surfaces in single and two-family residential zones, and to provide an avenue for administrative relief under certain conditions to the 50% front yard coverage limit for front yard parking areas in the City of Kearns.

ATTACHMENTS

1. Formal Ordinance
2. Options considered by Planning Staff with explanatory notes
3. Sample Properties/Photographs

BACKGROUND

Project Purpose:

Planning staff with the MSD have been tasked with proposing adjustments to the parking requirements for single-family residential zones to address two issues:

First, the Kearns code currently restricts the amount of parking (paved and gravel) in the front yard to no more than 50% of the front yard area. In addition, no single yard may be covered by more than 50% impervious surface. However, due to lot size, configuration, etc. many homeowners in Kearns have limited options for providing additional on-site parking for growing family needs and/or recreational vehicles. Some homeowners have unknowingly paved parking pads in the front yard only to find that they are in violation of the code.

Second, there is some ambiguity in the Kearns code regarding the configuration of parking areas in a front yard, as well as the parking regulations that apply to recreational vehicles as opposed to personal vehicles. Clarity is needed as to where gravel parking is appropriate, and where personal vehicles and recreational vehicles may be parked.

Project Timeline:

February, 2024 - multiple violations of the 50% front yard pavement limit were identified within the Parkwood Estates Subdivision and letters were sent to each property owner. Many of the property owners pointed out that many other lots in Kearns had paved parking in excess of 50% of the front yard.

March, 2024 – MSD planning staff were asked to evaluate properties in Kearns and consider reasonable options for additional paving in front yards that were in harmony with the intent of the original ordinance.

April, 2024 – MSD planning staff were asked to clarify the parking requirements for recreational vehicles and to clarify the circumstances under which gravel parking was acceptable. Optional ordinances were drafted and reviewed by staff, with preferred options being chosen.

Methodology:

The original thinking was that the maximum coverage could possibly be adjusted to account for the majority of lots where additional paved parking had been installed – possibly raising the limit from 50% to 60% or 65%. Using aerial imagery, planning staff evaluated the lots in Parkwood Estates to calculate the front yard coverage in paved surface for each lot. We found that several of the lots exceeded 70% coverage in the front yard, and raising the limit high enough to account for all those yards would almost have the same effect as eliminating the limit altogether.

As an alternative, planning staff began to consider allowing exceptions to the standard through an application and review process. Questions that arose during the drafting process were: Under what criteria should exception requests be considered? Also, what limitations should be in place as to the extent to which the front yard coverage area may be increased? Staff considered such issues as storm drainage containment, aesthetic considerations, and whether specific design standards could be approved for an entire subdivision as opposed to one lot at a time.

As for the parking surface and RV parking clarifications, staff focused on 3 issues:

1. Eliminating conflict between the generally applicable parking surface standards in 19.48.030 and the parking surface standards in 19.48.040,
2. Clarifying where gravel parking may be utilized, and,
3. Clarifying the configuration of paved and gravel parking areas on residential lots.

Decision-Making Authority:

Ordinance amendments are legislative decisions approvable by the Kearns City Council. The Kearns planning commission is a recommending body given the responsibility to hold a public hearing and vote on a recommendation to the Council.

ORDINANCE CONTENT

Sections:

The drafted ordinance amendment includes changes to the following Sections:

1. *19.28.060 Lot Coverage*
2. *19.48.030 Specifications (from Chapter 19.48 Off Street Parking and Mobility Standards)*

3. 19.48.040 Standards for Parking in R-1 and R-2 Residential Zones

Existing Ordinance:

The existing sections of code, with areas of emphases/change highlighted in yellow are shown below.

19.28.060 Lot Coverage

- A. No combination of buildings, including accessory structures and other structures, shall cover more than forty percent (40%) of the area of the lot or parcel of land.
- B. No accessory structure or group of accessory structures shall cover more than twenty-five percent (25%) of the rear yard.
- C. Concrete, asphalt and other impervious surfaces may not cover more than fifty percent (50%) of the yard area between a structure and a property line. This includes both the required setback area and any other yard area between the primary building and the property boundary. Any lot less than forty feet (40') wide may install one driveway that exceeds the fifty percent (50%) impervious surface rule as long as that driveway does not exceed twenty feet (20') in width.

19.48.030 Specifications

Any parking facility or portion thereof shall meet the following specifications:

- A. Use of Off-Street Parking, Stacking, and Loading Facilities. All vehicular parking areas, stacking areas, and loading areas required by this Chapter shall only be used for those designated purposes.
- B. Location. Except as otherwise permitted through on-street or public parking credits, all off-street parking areas shall be provided on the same lot as the use it serves, or no farther than three hundred feet (300') from the primary entrance of a building or structure to the nearest point of the parking facility along publicly available sidewalk or walkways designated on the site plan.
 - 1. Access to parking spaces shall be from private roadways or aisles and not from public streets.
- C. Space and Aisle Dimensions. Parking stalls and aisles shall comply with the dimensional regulations presented in Figure 19.48.030, according to the angle of the parking and the flow of traffic.
 - 1. Parking stalls adjacent to a column, wall, or other obstruction must have an additional two feet (2') of width to accommodate ingress/egress from the vehicle.
- D. Surfacing. All off-street parking, stacking, loading areas and drive approaches from the alley or street shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent material.
 - 1. Pervious Surfaces. Surfaces such as pervious asphalt, pervious concrete or turf blocks are permitted; subject to municipal policies pertaining to stormwater management. A maintenance plan, outlining responsible parties, procedures, and schedules for maintenance of pervious pavement or permeable surfaces must be submitted and approved by the Municipal Engineer.
 - 2. Exception for Outdoor Storage. Surfacing materials for outdoor parking areas associated with vehicle or container storage may be graded and compacted gravel, provided the subject area is at least one hundred feet (100') in driving distance from the nearest public street, no gravel is tracked off-site, and the paving surface is permitted in this Title.

- E. Driveways, General. Adequate ingress and egress to the parking area shall be provided by clearly defined driveways.
1. Distance from Lot Line. All driveways, including the entry radius of the drive approach that serve a single primary building or principal use, shall be at least one foot (1') from an abutting lot line.
 2. Sidewalk Continuity. Sidewalks shall extend through driveway approaches and driveways shall be built to the grade of the sidewalk so that driveways do not create curb cuts in the sidewalk.
 3. Driveway Surface. There shall be a hard-surfaced driveway from the public or private right-of-way to the required parking space. The drive surface must be a permanent, durable, hard surface such as concrete (including permeable concrete), asphalt (including permeable asphalt), brick, pavers, stone, or block. A pervious surface may be used, subject to applicable municipal ordinances and policies.

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- A. Residential Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone.
1. The number, location, and width of driveways shall comply with the specifications set forth in Sections 14.12.110 and 14.36.060 of this Code.
 2. Driveways over one hundred fifty feet (150') in length are subject to approval by the Fire Authority.
 3. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this Title.
- B. Paved or gravel parking areas or driveways may not occupy more than fifty percent (50%) of the area of a front or rear yard. Any lot less than forty feet (40') wide may install one driveway that exceeds the fifty percent (50%) parking or driveway rule as long as that driveway does not exceed twenty feet (20') in width.
- C. Front Yard Parking. Parking or storage of motor vehicles in the unpaved portion of the front yard of a residential use or residentially-zoned property is prohibited. A legal driveway in the front yard may be used for parking, provided the public sidewalk is not blocked.
- D. Recreational Vehicles. Recreational vehicles parked or stored on residential property in any R-1 or R-2 zone shall:
1. Be parked or stored on a paved surface in the front yard, side yard, or rear yard of a dwelling. Additionally, a recreational vehicle may be parked or stored on a parking pad which is constructed of six inches of compacted gravel. This area must be kept weed free.

Proposed Solution:

1. Change the maximum paved surface coverage of 50% for any given yard (in 19.28.060) to a maximum cumulative coverage of 60% impervious surface on the entire lot, including buildings and all paved surfaces.

2. Allow for exceptions to the 50% front yard parking area maximum subject to:
 - A. Compliance with the cumulative lot coverage maximum of 60%,
 - B. Approval of the municipal engineers regarding drainage, and
 - C. A minimum landscape area of 500 square feet is provided in the front yard, unless an alternative landscape standard is proposed and approved for an entire platted subdivision.
3. Clarify that paved parking spaces and paved driveways may be used to park or store motor vehicles and recreational vehicles.
4. Clarify that gravel parking spaces are allowed between a driveway and the nearest side lot line and/or in a rear or side yard provided they are accessible via paved driveway and not within the clear view area of a corner lot.

STAFF ANALYSIS

Compatibility with Existing Plans and Ordinances:

The proposed changes were drafted with subdivision drainage engineering in mind. Generally, subdivision drainage calculations account for an “assumed” maximum impervious surface area on residential lots. This is the reason for the proposed maximum cumulative coverage of buildings + paved area of 60% of the lot.

Additionally, some of the proposed changes are to eliminate any inconsistency between different sections of the parking chapter of the Kearns code – specifically the overall parking specifications and the R-1 & R-2 parking restrictions.

Consistency with State Code Requirements:

There are no anticipated conflicts with State Code requirements.

Anticipated Impacts:

There will likely be a few non-conformities created by the new restriction on the location of gravel parking in front yards. MSD planning staff will need to define the internal review process for the exception requests that will come in from front yard parking; including instructions for applicants that can be posted on the web site. Code enforcement officers will need to be trained so they can inform residents of options available under the new code.

PLANNING COMMISSION ACTION

On May 6, 2024, the Kearns planning commission held a public hearing to consider a recommendation. Two important notes regarding the planning commission meeting and decision:

1. The planning commission recommended approval with one recommended amendment: That 19.48.040.C.1 read as follows: “The combined coverage area of all impervious surfaces on the lot do not exceed 60% of the total lot area, unless the exception is needed to comply with the parking requirements for an accessory dwelling unit, detached, in which case the combined coverage area of all impervious surfaces on the lot may not exceed 70% of the total lot area, and;”

2. During the public discussion, the planning commission asked whether the proposal was to increase the maximum front yard coverage from 50% to 60%, with exceptions being available for increased parking area above 60%. Staff mistakenly confirmed that this was the case, however, in reviewing the document published for public hearing, the standard in the proposed text was kept at 50% yard coverage. The proposal to increase the standard to 60% was considered in two of the earlier options being discussed by staff (see attachment 2 below). In light of the planning commission discussion and the impression given to the public by planning staff during that discussion, it may be advisable at this point for the Kearns City Council to consider making that amendment to the text as part of a motion to approve.

The above 2 changes are shown in red in the attached formal adoption ordinance (Attachment 1)

EXHIBIT A

19.28.060 Lot Coverage

- A. No combination of buildings, including accessory structures and other structures, shall cover more than forty percent (40%) of the area of the lot or parcel of land.
- B. No accessory structure or group of accessory structures shall cover more than twenty-five percent (25%) of the rear yard.
- C. ~~[Concrete, asphalt and other impervious surfaces may not cover more than fifty percent (50%) of the yard area between a structure and a property line. This includes both the required setback area and any other yard area between the primary building and the property boundary. Any lot less than forty feet (40') wide may install one driveway that exceeds the fifty percent (50%) impervious surface rule as long as that driveway does not exceed twenty feet (20') in width.]~~ The combined coverage area of all impervious surfaces, including buildings, driveways, paved walkways, patios and other structures, may not exceed 60% of the area of the lot .

(19.48.030.D)

- D. Surfacing. All required off-street parking, stacking, loading areas and drive approaches from the alley or street shall be hard surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent material. Optional parking spaces in R-1 and R-2 zones may be constructed of compacted road base or gravel in compliance with section 19.48.040.E
 1. Pervious Surfaces. Surfaces such as pervious asphalt, pervious concrete or turf blocks are permitted; subject to municipal policies pertaining to stormwater management. A maintenance plan, outlining responsible parties, procedures, and schedules for maintenance of pervious pavement or permeable surfaces must be submitted and approved by the Municipal Engineer.
 2. Exception for Outdoor Storage. Surfacing materials for outdoor parking areas associated with vehicle or container storage may be graded and compacted gravel, provided the subject area is at least one hundred feet (100') in driving distance from the nearest public street, no gravel is tracked off-site, and the paving surface is permitted in this Title.

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- A. Residential Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone.
 1. The number, location, and width of driveways shall comply with the specifications set forth in Sections 14.12.110 and 14.36.060 of this Code.
 2. Driveways over one hundred fifty feet (150') in length are subject to approval by the Fire Authority.
 3. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this Title.

B. Except as provided in subsection C, ~~[Paved]~~ paved or gravel parking areas or driveways may not occupy more than ~~[fifty]~~ sixty percent (~~[50%]~~ 60%) of the area of a front or rear yard. Any lot less than forty feet (40') wide may install one driveway that exceeds the ~~[fifty]~~ percent (~~[50%]~~ 60%) parking or driveway rule as long as that driveway does not exceed twenty feet (20') in width.

C. Parking areas in the front yard may exceed 50% of the front yard area under the following conditions:

1. The combined coverage area of all impervious surfaces on the lot do not exceed 60% of the total lot area, unless the exception is needed to comply with the parking requirement for an accessory dwelling unit, in which case the combined coverage area of all impervious surfaces on the lot may not exceed 70% of the total lot area, and;
2. The municipal engineer verifies that the site plan as proposed will not adversely impact the municipal or local storm drain system, and;
3. Either:
 - a. A landscape planting area of at least 500 square feet is maintained in the front yard, or;
 - b. A front yard parking and landscape standard specific to a platted subdivision with approval of the majority of the homeowners is submitted for review and approved by the planning commission.

~~[C]~~D. ~~[Front Yard]~~Paved Parking. Paved parking spaces within or adjacent to the driveway may be used to park or store motor vehicles and recreational vehicles in a front, side, or rear yard, provided that no parking space is allowed within the clear view area of intersecting streets. Parking or storage of motor vehicles in the unpaved portion of the front yard of a residential use or residentially-zoned property is prohibited, except where a gravel parking pad is installed in compliance with subsection 19.48.040.E. A legal driveway in the front yard may be used for parking, provided the public sidewalk is not blocked.

~~[D]~~E. Gravel Parking.~~[Recreational Vehicles.]~~ A parking pad consisting of six inches of compacted gravel may be located between a paved driveway and the nearest side lot line in a front yard, provided the gravel parking pad is not within the clear view area of intersecting streets. Motor vehicles and [R]recreational vehicles may be parked or stored on said gravel parking pad provided the parking pad is kept weed free. [residential property in any R-1 or R-2 zone shall:] Parking pads consisting of six inches of compacted gravel may also be located in a side yard or rear yard provided they are accessible by paved driveway.

~~[1. Be parked or stored on a paved surface in the front yard, side yard, or rear yard of a dwelling. Additionally, a recreational vehicle may be parked or stored on a parking pad which is constructed of six inches of compacted gravel. This area must be kept weed free.]~~

ATTACHMENT 2

OAM2024-001135

Issues

1. Currently, the Kearns code restricts the amount of parking (paved and gravel) in the front yard to no more than 50% of the total area of said front yard. In addition, no single yard area (front, side, or rear) may be covered by more than 50% impervious surface. However, due to lot size, configuration, etc. many homeowners in Kearns have limited options for providing additional on-site parking for growing family needs and/or recreational vehicles. Cul-de-sac lots generally have less front yard area (sq. ft.) than typical rectangular lots. In addition, a large number of lots do not have adequate space in the side yard to provide reasonable access to a rear yard or to provide side yard parking.

Question: what is the best option for allowing additional on-site parking for lots in Kearns while keeping in harmony with the purpose of the zoning ordinance and avoiding drainage issues? Should the 50% front yard coverage area be increased to another amount, or should there be a way to apply for exceptions in certain circumstances?

2. The Kearns code does not specify the configuration of parking areas in a front yard, as long as the 50% coverage is not exceeded. The current code allowing for recreational vehicles to be parked on a gravel parking pad do not specify where that gravel parking pad may be.

Question: should parking vehicles parallel to the street in front yards be prohibited? Should gravel parking for recreational vehicles be restricted to side yards and rear yards or at least not directly in front of the home?

Front Yard Coverage Option 1

This option is to simply increase the maximum impervious surface in a front yard from 50% to 60% (or some other percentage as determined by the Council). This would offer relief to some of the lots in Parkwood Estates, but some of those lots are over 70% covered, so adopting a cap that would make all those lots legal would almost mean waiving the cap altogether.

19.28.060 Lot Coverage

- A. No combination of buildings, including accessory structures and other structures, shall cover more than forty percent (40%) of the area of the lot or parcel of land.
- B. No accessory structure or group of accessory structures shall cover more than twenty-five percent (25%) of the rear yard.
- C. Concrete, asphalt and other impervious surfaces may not cover more than sixty percent (60%) of the yard area between the main building and the front or rear property line. This includes both the required setback area and any other yard area between the primary building and the property boundary. Any lot less than forty feet (40') wide may install one driveway that exceeds the sixty percent (60%) impervious surface rule as long as that driveway does not exceed twenty feet (20') in width.

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- A. Residential Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone.
 - 1. The number, location, and width of driveways shall comply with the specifications set forth in Sections 14.12.110 and 14.36.060 of this Code.
 - 2. Driveways over one hundred fifty feet (150') in length are subject to approval by the Fire Authority.
 - 3. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this Title.
- B. Paved or gravel parking areas or driveways may not occupy more than sixty percent (60%) of the area of a front or rear yard. Any lot less than forty feet (40') wide may install one driveway that exceeds the sixty percent (60%) parking or driveway rule as long as that driveway does not exceed twenty feet (20') in width.

Front Yard Coverage Option 2

This option changes the lot coverage from 50% of front and rear, to 60% of the total lot. Then in the parking section, there is flexibility given to allow the front yard to exceed 50%, provided the total lot coverage still complies with the 60% cap, the engineering division verifies a subdivision drainage problem won't result, and there is a minimum landscape area of 500 square feet somewhere in the front yard. Smaller yards in an R-1-6 zone would have a total front yard of at least 1500 square feet (60' wide by 25' deep). This would put the maximum front yard coverage ratio on these smaller lots at approximately 67% - assuming they meet the other criteria.

19.28.060 Lot Coverage

- A. No combination of buildings, including accessory structures and other structures, shall cover more than forty percent (40%) of the area of the lot or parcel of land.
- B. No accessory structure or group of accessory structures shall cover more than twenty-five percent (25%) of the rear yard.
- C. The combined coverage area of all impervious surfaces, including buildings, driveways, paved walkways, patios and other structures, may not exceed 60% of the area of the lot .

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- A. Residential Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone.
 - 1. The number, location, and width of driveways shall comply with the specifications set forth in Sections 14.12.110 and 14.36.060 of this Code.
 - 2. Driveways over one hundred fifty feet (150') in length are subject to approval by the Fire Authority.
 - 3. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this Title.
- B. Except as provided in subsection C, paved or gravel parking areas or driveways may not occupy more than fifty percent (50%) of the area of a front or rear yard. Any lot less than forty feet (40') wide may install one driveway that exceeds the fifty percent (50%) parking or driveway rule as long as that driveway does not exceed twenty feet (20') in width.
- C. Parking areas in the front yard may exceed 50% of the front yard area under the following conditions:
 - 1. The combined coverage area of all impervious surfaces on the lot do not exceed 60% of the total lot area, and;

2. The municipal engineer verifies that the site plan as proposed will not adversely impact the municipal or local storm drain system, and;
3. A landscape planting area of at least 500 square feet is maintained in the front yard.

D. Front Yard Parking. Parking or storage of motor vehicles in the unpaved portion of the front yard of a residential use or residentially-zoned property is prohibited. A legal driveway in the front yard may be used for parking, provided the public sidewalk is not blocked.

E. Recreational Vehicles. Recreational vehicles parked or stored on residential property in any R-1 or R-2 zone shall:

1. Be parked or stored on a paved surface in the front yard, side yard, or rear yard of a dwelling. Additionally, a recreational vehicle may be parked or stored on a parking pad which is constructed of six inches of compacted gravel. This area must be kept weed free.

Front Yard Coverage Option 3

This option combines some elements from option 1, with the “exception” principle of option 2. However, the exception allows for an entire subdivision to be approved with alternative set of standards for front yard coverage, and front yard landscaping. As with option 1, the “cap” is raised to 60%, and as with option 2, the engineering division must verify that drainage will not be a problem. Rather than set a minimum amount of landscaping to be at 500 square feet, it allows for the landscaping minimums to be determined as part of the package of front yard standards. This particular exception would probably be the least likely to be utilized in existing subdivisions, because it would require the majority of homeowners in the subdivision to approve of the new standards. However, in the case of Parkwood Estates, where almost every homeowner has a front yard violation, this option might be the ideal solution.

19.28.060 Lot Coverage

- A. No combination of buildings, including accessory structures and other structures, shall cover more than forty percent (40%) of the area of the lot or parcel of land.
- B. No accessory structure or group of accessory structures shall cover more than twenty-five percent (25%) of the rear yard.
- C. Concrete, asphalt and other impervious surfaces may not cover more than sixty percent (60%) of the yard area between the primary building and a front or rear property line. This includes both the required setback area and any other yard area between the primary building and the property boundary. Any lot less than forty feet (40') wide may install one driveway that exceeds the fifty percent (50%) impervious surface rule as long as that driveway does not exceed twenty feet (20') in width.

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- A. Residential Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone.
 - 1. The number, location, and width of driveways shall comply with the specifications set forth in Sections 14.12.110 and 14.36.060 of this Code.
 - 2. Driveways over one hundred fifty feet (150') in length are subject to approval by the Fire Authority.
 - 3. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this Title.
- B. Except as provided in subsection C, paved or gravel parking areas or driveways may not occupy more than sixty percent (60%) of the area of a front or rear yard. Any lot less than forty feet (40')

wide may install one driveway that exceeds the sixty percent (60%) parking or driveway rule as long as that driveway does not exceed twenty feet (24') in width.

- C. A platted subdivision may be approved by the planning commission with alternative standards for paved parking surfaces and driveways that exceed the above limits under the following conditions:
 - 1. The municipal engineer verifies that the subdivision drainage system will not adversely be impacted by the alternative standards;
 - 2. The majority of property owners within the platted subdivision agree to the alternative standards; and,
 - 3. Specific elements for landscaping and other design features are included with the alternative standards.
- D. Front Yard Parking. Parking or storage of motor vehicles in the unpaved portion of the front yard of a residential use or residentially-zoned property is prohibited. A legal driveway in the front yard may be used for parking, provided the public sidewalk is not blocked.
- E. Recreational Vehicles. Recreational vehicles parked or stored on residential property in any R-1 or R-2 zone shall:
 - 1. Be parked or stored on a paved surface in the front yard, side yard, or rear yard of a dwelling. Additionally, a recreational vehicle may be parked or stored on a parking pad which is constructed of six inches of compacted gravel. This area must be kept weed free.

Parking Configuration Option 1

This option separates the rules for front yard parking from side and rear yard parking. It specifies that all motor vehicles and recreational vehicles (defined in code as to include trailers) in a front yard must be parked on an approved parking surface as described in the standards (19.48.030.D). The option for parking on a compacted gravel pad is only allowed in the side or rear yard. It is important to note that "front yard" is defined as the "space on the same lot with a building between the front line of the building and the front lot line, and extending across the full width of the lot." If the intention is to allow a gravel parking pad between the driveway and side lot line as long as it is not directly in front of the home, this option will not work.

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- C. (or D) Front Yard Parking. Parking or storage of motor vehicles or recreational vehicles in the front yard of a residential use or residentially-zoned property is prohibited unless they are parked on a legal parking surface in accordance with 19.48.030.D, provided the public sidewalk is not blocked.
- D. (or E) Side or Rear Yard Parking. Motor vehicles or recreational vehicles parked or stored in a side yard or rear yard on residential property in any R-1 or R-2 zone shall be parked or stored on a paved surface or on a parking pad which is constructed of six inches of compacted gravel which is kept weed free.

Parking Configuration Option 2

This option separates the rules for recreational vehicles from other vehicles. Cars and trucks will need to be parked on a paved surface, while recreational vehicles may be on a paved surface or gravel pad. One caveat is that recreational vehicles in a front yard must be parked perpendicular to the dwelling on a paved surface or gravel parking pad. However a gravel parking pad in the front yard is only allowed between the paved driveway and an interior (not facing a street) side lot line. They may be parked facing any direction in a side or rear yard on a paved or gravel surface.

19.48.040 Standards For Parking In R-1 And R-2 Residential Zones

- C. (or D) Motor Vehicle Parking. Parking or storage of motor vehicles (other than recreational vehicles) in the unpaved portion of the front yard of a residential use or residentially-zoned property is prohibited. A legal driveway in the front yard may be used for parking, provided the public sidewalk is not blocked.

- D. (or E) Recreational Vehicles. Recreational vehicles parked or stored on residential property in any R-1 or R-2 zone shall:
1. Be parked or stored perpendicular to the front lot line on a paved surface in the front yard, or six-inch thick gravel parking pad located between a paved driveway and interior side lot line; or,
 2. Be parked in a side yard or rear yard of a dwelling on a paved surface or six-inch thick parking pad that is kept weed free.

Parking Configuration Option 3

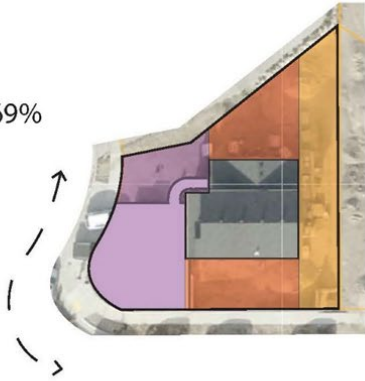
This option would be to focus on the types of parking surfaces (paved vs. compacted gravel), including which yard each type may be in, what type of vehicles may be parked on each type, and which direction each parking spot must face (parallel or perpendicular to the street).

- C. (or D) Paved Parking. Paved parking spaces within or adjacent to the driveway may be used to park or store motor vehicles and recreational vehicles in a front, side, or rear yard, provided that no parking space is allowed within the clear view area of intersecting streets. Parking or storage of motor vehicles in the unpaved portion of the front yard of a residential use or residentially-zoned property is prohibited. A legal driveway in the front yard may be used for parking, provided the public sidewalk is not blocked.
- D. (or E) Gravel Parking.. A parking pad consisting of six inches of compacted gravel may be located between a paved driveway and an interior (not facing a public street) lot line in a front yard. Motor vehicles and recreational vehicles may be parked or stored on said gravel parking pad provided the parking pad is kept weed free. Parking pads consisting of six inches of compacted gravel may also be located in a side yard or rear yard provided they are accessible by paved driveway.

ATTACHMENT 3

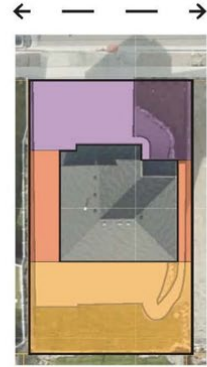
Existing Conditions: Yard(s) Coverage of Lot

(A) Front Yard
Coverage : 69%



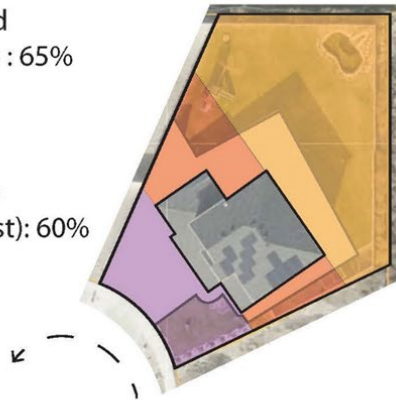
(B) Front Yard
Coverage : 60%

Side Yard
Coverage
(East): 100%



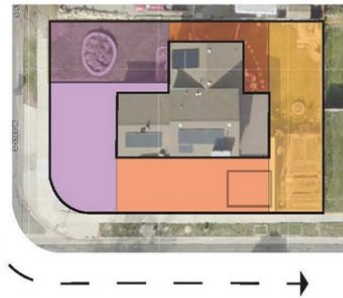
(C) Front Yard
Coverage : 65%

Side Yard
Coverage
(Northeast): 60%



(D) Front Yard
Coverage : 54%

Side Yard
Coverage
(South): 100%



Front Yard



Side Yard

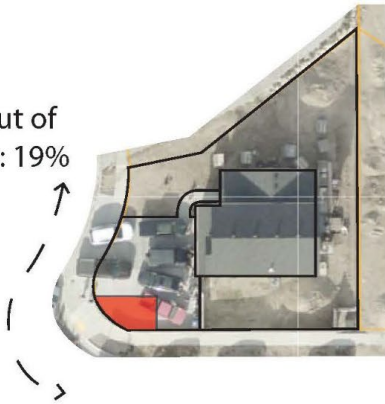


Back Yard



Current Code Requirements

(A) Front Yard
Coverage Out of
Compliance: 19%



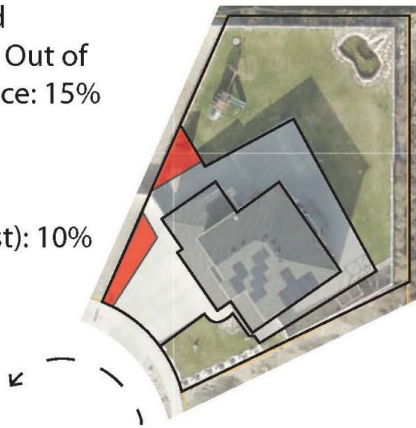
(B) Front Yard
Coverage Out of
Compliance: 10%

Side Yard
Coverage
(East): 50%



(C) Front Yard
Coverage Out of
Compliance: 15%

Side Yard
Coverage
(Northeast): 10%



(D) Front Yard
Coverage Out of
Compliance: 4%

Side Yard
Coverage
(South): 50%

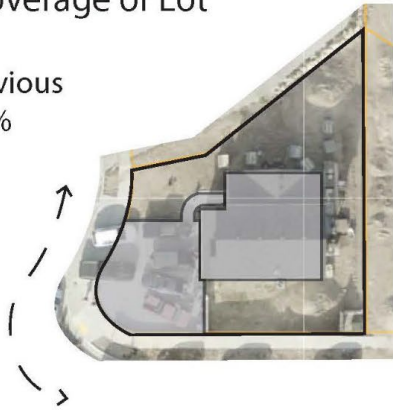


Amount of Pavement Out of Compliance

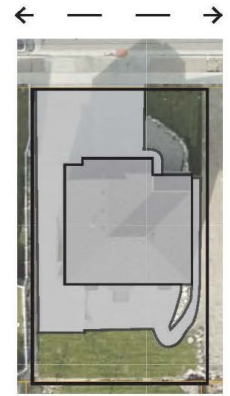


Existing Conditions: Total Impervious Surface Coverage of Lot

(A) Total Impervious Surface: 43%



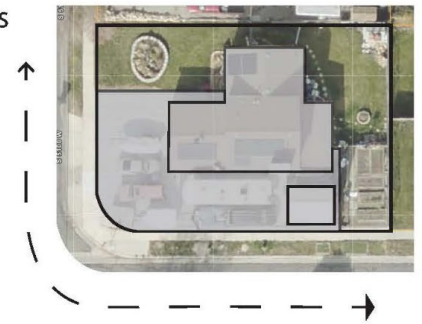
(B) Total Impervious Surface: 70%



(C) Total Impervious Surface: 47%



(D) Total Impervious Surface: 60%

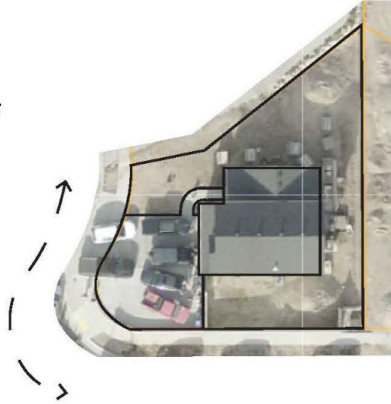


 Impervious Surface



Proposed Code Requirements

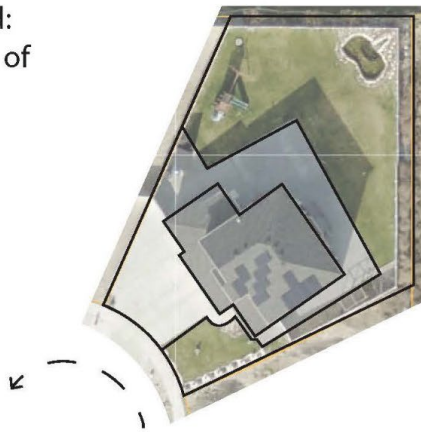
(A) Front Yard:
500+ sqft of
pervious
surface



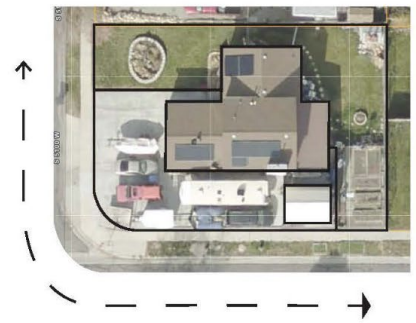
(B) Front Yard
Coverage Out of
Compliance: 10%
Front Yard:
500+ sqft of
pervious
surface



(C) Front Yard:
500+ sqft of
pervious
surface



(D) Front Yard:
500+ sqft of
pervious
surface



Amount of Pavement Out of Compliance



Lot	Address	total sq	Total coverage buildings and paved	total coverage (%)	Front Yard area	Front yard covered by paving (sq)	Front yard landscape area	Front yard coverage (%)
Lot 1	5106 W Jaycie Ct	6,616.00	2,980.00	45.04%	1,747.00	875.00	872.00	50.09%
Lot 2	5114 W Jaycie Ct	11,308.00	4,888.00	43.23%	1,741.00	1,127.00	614.00	64.73%
Lot 3	5923 S Cami Dawn Ct	6,000.00	2,949.00	49.15%	2,200.00	1,119.00	1,081.00	50.86%
Lot 4	5911 S Cami Dawn Ct	9,715.00	4,681.00	48.18%	1,552.20	1,079.00	473.20	69.51%
Lot 5	5904 S Cami Dawn Ct	8,035.00	3,383.00	42.10%	1,731.54	1,140.00	591.54	65.84%
Lot 6	5908 S Cami Dawn Ct	9,538.00	3,943.00	41.34%	1,598.80	926.00	672.80	57.92%
Lot 7	5924 S Cami Dawn Ct	6,073.00	3,342.00	55.03%	1,994.00	1,336.00	658.00	67.00%
Lot 8	5923 S Leah Ct	6,174.00	2,828.00	45.80%	1,857.60	1,430.00	427.60	76.98%
Lot 9	5909 S Leah Ct	8,348.00	4,676.00	56.01%	2,497.60	1,206.00	1,291.60	48.29%
Lot 10	5905 S Leah Ct	6,799.00	2,201.00	32.37%	1,707.00	512.00	1,195.00	29.99%
Lot 11	5906 S Leah Ct	7,615.00	3,000.00	39.40%	1,584.70	1,000.00	584.70	63.10%
Lot 12	5914 S Leah Ct	7,045.00	2,279.00	32.35%	1,480.00	737.00	743.00	49.80%
Lot 13	5928 S Leah Ct	6,009.00	3,340.00	55.58%	1,862.00	1,206.00	656.00	64.77%
Lot 14	5936 S 5192 W	6,299.00	2,588.00	41.09%	1,835.50	751.00	1,084.50	40.92%
Lot 15	5171 W Jaycie Ct	7,100.00	3,368.00	47.44%	2,026.00	790.00	1,236.00	38.99%
Lot 16	5157 W Jaycie Ct	6,000.00	2,837.00	47.28%	1,563.00	770.00	793.00	49.26%
Lot 17	5149 W Jaycie Ct	6,000.00	3,110.00	51.83%	1,464.00	825.00	639.00	56.35%
Lot 18	5141 W Jacie Ct	6,000.00	2,508.00	41.80%	1,550.00	1,143.00	407.00	73.74%
Lot 19	5129 W Jacie Ct	6,000.00	2,252.00	37.53%	1,550.50	831.00	719.50	53.60%
Lot 20	5123 W Jacie Ct	6,000.00	4,132.00	68.87%	1,573.80	1,084.00	489.80	68.88%
Lot 21	5109 W Jacie Ct	6,000.00	2,544.00	42.40%	1,573.00	814.00	759.00	51.75%
Lot 22	5101 W Jacie Ct	6,000.00	2,821.00	47.02%	1,550.00	903.00	647.00	58.26%
Lot 23	5093 W Jacie Ct	6,000.00	3,150.50	52.51%	1,540.00	783.00	757.00	50.84%
Lot 24	5085 W Jacie Ct	6,000.00	2,919.00	48.65%	1,651.00	816.00	835.00	49.42%
Lot 25	5073 W Jacie Ct	6,000.00	2,602.00	43.37%	1,675.70	912.00	763.70	54.43%
Lot 26	5061 Jaycie	6,627.00	3,461.11	52.23%	1,533.61	923.63	609.98	60.23%
Lot 27	5053 Jaycie	12,734.00	3,152.71	24.76%	1,382.59	906.70	475.89	65.58%
Lot 28	5047 Jaycie	7,808.00	3,186.97	40.82%	2,159.00	1,227.20	931.80	56.84%
Lot 29	5928 Park Wood	6,000.00	2,619.14	43.65%	1,718.48	477.88	1,240.60	27.81%
Lot 30	5936 Park Wood	6,000.00	2,794.71	46.58%	1,835.50	924.48	911.02	50.37%
Lot 31	5944 Park Wood	6,000.00	2,760.60	46.01%	1,567.39	719.44	847.95	45.90%
Lot 32	5052 W Jaycie Ct	10,746.00	5,497.67	51.16%	1,715.42	1,215.60	499.82	70.86%
Lot 33	5064 W Jaycie Ct	13,742.00	4,436.72	32.29%	2,848.00	1,588.37	1,259.63	55.77%
Lot 34	5076 W Jaycie Ct	7,285.00	2,271.11	31.18%	1,860.20	450.39	1,409.81	24.21%
Lot 35	5086 W Jaycie Ct	6,621.00	3,225.21	48.71%	1,769.70	858.78	910.92	48.53%
Lot 36	5098 W Jaycie Ct	6,621.00	3,235.51	48.87%	1,698.90	945.97	752.93	55.68%
Lot 37	5090 W Jaycie Ct	11,032.00	3,695.67	33.50%	2,671.10	1,270.70	1,400.40	47.57%
Lot 38	5094 W Jaycie Ct	10,460.00	3,668.84	35.07%	2,627.50	1,244.50	1,383.00	47.36%
Lot 39	5916 S Park Wood	6,777.00	3,806.85	56.17%	2,389.21	1,672.00	717.21	69.98%
Totals:		291,127.00	127,134.32	43.67%	70,882.54	38,540.64	(Average) 829.28	(Average) 54.67%
50% or less front yard coverage: 17/39				(Compliance with current code: 44%)				
60% or less front yard coverage: 27/39				(Compliance with 60% max Fr. Yd.: 69%)				
60% or less total impervious surface coverage: 38/39				(Compliance with 60% total impervious surface coverage: 97%)				
500 S.F front yard landscaping: 34/39				(Compliance with exception requirement for landscaping: 87%)				