

SUBJECT: Proposed text amendments for §1425-15 Location of Parking.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on text amendments related to front yard parking

PROPOSED TEXT AMENDMENT:

§ 1425-15. Location of Parking.

Parking spaces must be on the same lot as the principal buildings except as noted in (c) below, and must be located in compliance with the following:

- (a) **Front-Yard Parking Prohibited.** In the SF and RMX Districts, parking ~~for all uses may not be located in any front yard.~~ Parking may be permitted on access drives where such drives lead to the parking lots or spaces either within the principal building or in any accessory structure or at locations behind the front line of a building. In the RM-2.0, RM-1.2, RM-0.7, O, ML and RF Districts, no parking lots or spaces are permitted in the required front yard setback of the district.

JUSTIFICATION:

The language proposed to be eliminated is confusing the public. They are reading this language to say that all front yard parking is prohibited even when it is on a driveway that leads to parking lots or spaces behind the front line of a building. Removing this language will clear up any confusion.

PUBLIC STAFF CONFERENCE:

A Public Staff Conference was held on February 13, 2008. A recommendation was made to change this section to read, "In the SF and RMX Districts, parking may not be located in any front yard. Parking may be permitted on access drives with a driveway width of less than or equal to 10 feet per direct entry to a basement or attached garage accessed from the front of the house or may be permitted on access drives where such drives lead to the parking lots or spaces either within the principal building or in any accessory structure or at locations behind the front line of a building."

Another issue raised was what happens when the garage is converted to living space. Another recommendation was the addition of the language, "no parking lots or spaces in the front yard of SF and RMX districts." These recommendations were made in order to prevent unwanted front yard parking in residential districts.

RECOMMENDATION:

The City Planning Department staff recommends that the City Planning Commission approve the text amendment as written.

RESPECTFULLY SUBMITTED BY:

Alex Peppers, Intern, City Planning Department

REVIEWED BY:

Margaret A. Wuerstle, AICP, Chief Planner
City Planning Department

12/13/07, 1/10/08
ZTAC

APPROVED:

Charles C. Graves, III
Director, City Planning Department