

Memorandum

City of Lawrence

Douglas County

Planning & Development Services

TO: Planning Commission

FROM: Sheila Stogsdill, Planning Administrator

Date: August 24, 2015

RE: Item No. 6: TA-13-00235 –
Proposed Section 20-910 – Parking
FOR DISCUSSION ONLY

Background

The Planning Commission has spent the past year discussing and reviewing appropriate locations for large recreational vehicles and utility trailers on residential properties. This discussion has been deliberative as individual types and sizes of equipment have been evaluated in terms of location in front, rear and side yards.

Attached is a proposed Section 20-910 which addresses several deficiencies in the current code.

Weight Limit – as research has indicated, the automotive industry/departments of transportation no longer use the 'ton rating' to classify sizes of trucks. The size class of trucks is now defined by the gross vehicle weight rating (GVWR) which is the weight of the vehicle and its carrying capacity. The most common trucks on the road are Class 1 through 3, and are used for either light labor or passenger transportation.

Locational Standards - Recreational Equipment and Utility Trailers

Proposed locations for storage/parking are proposed in tables showing types of vehicles/equipment and permitted yard locations based on previous Planning Commission discussions.

Additional Standards such as number of items, occupancy, condition, signage are proposed based on previous Planning Commission discussions.

Action: Feedback requested regarding format and standards identified. Planning Commission discussion requested, if time permits this evening. If this format is acceptable, Staff will move forward with proposed revisions to the remaining sections in Article 9. Future discussion will occur later this fall.

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20-910 USE OF OFF-STREET PARKING **SPACES** AND LOADING AREAS

(a) Vehicle Parking Spaces in Residential Districts for Motor Vehicles Only

In all residential districts, Required off-street parking spaces and loading areas are to be used solely for loading, unloading, and the Parking of licensed motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease for sale or lease or for long-term storage of vehicles, boats, truck trailers, motor homes, campers, Mobile Homes, Manufactured Homes, or components thereof, or Building materials.

(1) Detached Dwelling, Attached Dwelling and Duplex Lots

(i) Surfacing

Passenger vehicles, motorcycles and trucks shall be parked on an improved driveway surface in the front, side or rear yards as identified in Section 20-913.

~~(b) — Weight Limit~~

~~In residential Zoning Districts, required off-street Parking Areas may only be used by vehicles of up to one ton manufacturer's rated capacity.~~

(ii) Weight Limit

No commercial may be parked or stored in a residential district unless the vehicle or trailer:

- a. Is classified by the US DOT Federal Highway Administration as a Light or Medium Vehicle having a gross vehicle weight rating (GVWR) of less than 14,000 pounds [Classes 1 – 3] 49,500 pounds [Classes 1 – 5]; or
- b. Is stored within a garage that complies with all applicable standards of this ordinance.
- c. Commercial motor vehicles and trailers that are making normal and reasonable service calls at the property are exempt from this provision.

(iii) Location and Improvement Standards for Major Recreational Equipment

Major Recreational Equipment, for the purposes of this chapter include: motorized recreational vehicles (RVs/motorhomes)' towable RVs (travel trailers, folding camping trailers, fifth-wheel trailers, truck campers); boats and boat trailers; and sport utility trailers (watercraft, dirt bikes). Major Recreational Equipment is permitted on residential lots as shown in the table below:

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	<u>Passenger Cars, Trucks & Motorcycles</u>	<u>Motorized Recreational Vehicles</u>	<u>Non-motorized Recreational Vehicles</u>	<u>Watercraft, Boats & Associated Trailers</u>
<u>Park between street curb and front building line</u>	<u>Yes</u>	<u>Yes, if 18' from curb</u>	<u>Yes, if 18' from curb</u>	<u>Yes, if 18' from curb</u>
<u>Park in side yard</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Park in rear yard</u>	<u>Yes, if alley or detached garage on site</u>	<u>Yes, with screening</u>	<u>Yes, with screening</u>	<u>Yes, with screening</u>
<u>Park in enclosed structure</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>

- a. In all yards, Major Recreational Equipment shall be parked on an improved driveway surface as defined in 20-913;
- b. Improved driveway surfaces shall be located at least 2 feet from interior side property lines;
- c. Where screening is required, a 6 foot high fencing or view reducing shrubs shall be provided; and
- d. Distance from the curb should be at least 18 feet from the rear bumper of the Major Recreational Equipment.

(iv) Utility Trailers and Commercial Vehicles

Utility Trailers, for the purposes of this chapter, include both single-axle and dual-axle flatbed trailers for personal use or business use. Commercial Motor Vehicles, for the purposes of this chapter, include vehicles classified by the US Dept. of Transportation (USDOT) as a Medium or Heavy Vehicle having a gross vehicle weight rating (GVWR) of 14,001 pounds or more [Classes 4 – 8]. Trailers and Commercial Vehicles are only permitted on residential lots as shown in the table below

	<u>Commercial Trucks</u>	<u>Utility Trailers</u>
<u>Park between street curb and front building line</u>	<u>No</u>	<u>No</u>
<u>Park in side yard</u>	<u>No</u>	<u>Yes, without equipment stored on them</u>
<u>Park in rear yard</u>	<u>No</u>	<u>Yes, without equipment stored on them</u>
<u>Park in enclosed structure</u>	<u>Yes</u>	<u>Yes, with equipment</u>

- a. In all yards, *Utility Trailers* shall be parked on an improved driveway surface as defined in 20-913;
- b. Improved driveway surfaces shall be located at least 2 feet from interior side property lines;

(iv) Additional Standards for Major Recreational Equipment, Utility Trailers and Commercial Vehicles

- a. **Limit**
 - i. No more than two (2) *Major Recreational Equipment* items, *Utility Trailers* or *Commercial Vehicles*, in any combination, may be parked on an individual residential lot containing a Detached Dwelling or Duplex. Only one (1) such item may be parked in the front or exterior side yard, in accordance with the standards of this section.
- b. **Occupancy**

Major Recreational Equipment items, when parked, shall not:

 - i. Be used for living, sleeping or housekeeping purposes; or
 - ii. Be used for any business activity.
- c. **Condition**

No *Major Recreational Equipment*, *Utility Trailer*, or *Commercial Vehicle* shall be stored outside of a structure if it is inoperable or unsafe for the function for which it is intended nor may it be stored if its appearance is considered blighted under the City's Property Maintenance Code.
- d. **Sight Triangle**

No *Major Recreational Equipment* shall be parked or stored on a corner lot within the sight triangle defined in Section 20-1102.
- e. **Storage Only for Occupant's Property**

Major Recreational Equipment, *Utility Trailer*, or *Commercial Vehicle* parked on a residential lot shall be owned or leased by the resident of the property.
- f. **Signage or Commercial Message**

Only one vehicle with a business name or commercial message may be parked on a residential lot.