

**To the Mayor and Members of the City Council****May 19, 2015**

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SUBJECT: PARKING IN ONE-FAMILY RESIDENTIAL DISTRICTS

This report provides requested information concerning required and allowed parking in one-family zoning districts.

The Zoning Ordinance requires a minimum of two parking spaces behind the front building wall in "A" One-Family zoning districts. This is typically provided within a two-car garage in new construction. An additional parking space is required for each bedroom above three, and may be located in the driveway or behind the front building wall.

The removal of one or more required spaces, such as enclosure of the garage, may require a variance from the Board of Adjustment if the spaces cannot be accommodated where allowed.

Parking is permitted within the front yard on the driveway or on an attached parking pad. Driveways and parking pads may not cover more than 50% of the front yard, with the exception of circular drives, which are limited to 65% of the front yard. Driveways and parking pads must either be paved or consist of compacted gravel base. Any base product must be contained within a border and maintained.

Driveways and parking pads are permitted in side and rear yards, with no paving limitation. Houses on corner lots have a designated front yard and side street yard, where parking is allowed.

Construction of driveway aprons or any access from a public street to the property requires a parkway permit. Any related vertical structure such as a carport or garage requires a building permit and must meet the setback requirements of the district.

If you have any questions, please contact Jocelyn Murphy, Planning Manager, Planning and Development Department, at 817-392-6226.

David Cooke
City Manager