

Proposed Marine City Zoning Ordinance Amendments Related to Parking (Driveways and Front Yard Parking)

Prepared by Wade Trim Associates, Inc.
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Key:

Text proposed to be deleted

Text proposed to be added

Wade Trim Commentary explaining selected amendments

Driveways and Front Yard Parking Restrictions Chapter 160 – Zoning Code (Sections 160.214 and 160.215)

160.214 OFF-STREET PARKING REQUIREMENTS.

(A) There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces.

(B) The number of off-street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy as hereinafter prescribed.

(1) Off-street parking may be located within any non-required yard and within the rear yard setback unless otherwise provided in this chapter. Off-street parking shall not be permitted in a required front or side yard setback unless otherwise provided in this chapter.

(2) Off-street parking for other than residential use shall be either on the same lot or within 300 feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by applicant.

(3) Residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve., and subject to the provisions of § 160.213, accessory buildings of this chapter. **Off-street parking for single-family and two-family dwellings shall further be subject to the following:**

(a) Off street parking shall not be permitted within the front yard, except within such parking strip, parking bay, driveway, garage, or combination thereof. This requirement shall not apply to parking for temporary special events normally associated with the residential use of the property such as graduation and holiday parties.

(b) Within the front yard, the total surface area for any parking strip, parking bay, driveway or combination thereof shall not exceed fifty percent (50%) of the total front yard area.

160.215 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE.

Whenever the off-street parking requirements in § 160.214 require the building of an off-street parking facility, or where P-1 Vehicular Parking Districts are provided, the off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

(A) No parking lot, **parking strip, parking bay or driveway** shall be constructed unless and until a permit therefor is issued by the Building Inspector. Applications for a permit shall be submitted to the Building Department in such form as may be determined by the Building Inspector and shall be accompanied with 2 sets of plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with.

[No changes proposed to remainder of section]

***Wade Trim Commentary:** Applicable to single-family and two-family dwellings, these proposed amendments would prohibit parking within a front yard, except on a designated parking area such as a driveway. Further, the amendment aims to prevent the entire front yard area from being converted to a parking area. Finally, a permit would be required from the City prior to installation of a new driveway.*