

CITY COUNCIL MEETING

September 16, 2013

NEW BUSINESS: Set a date for a work session to continue discussion on parking in yards and related issues.

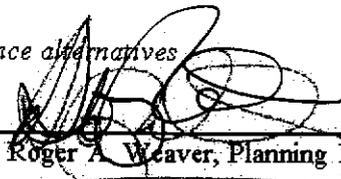
PURPOSE: Set a date for a work session to continue discussion on parking in yards and related issues and review alternatives prepared by staff.

RECOMMENDATION: Planning staff recommends approval.

HISTORY/ANALYSIS: At the August 19, 2013 work session prior to the City Council meeting it was requested that an additional work session be scheduled to continue this discussion. Council also asked that drafts of possible 'ordinances' that would address these issues be presented for review prior to this work session.

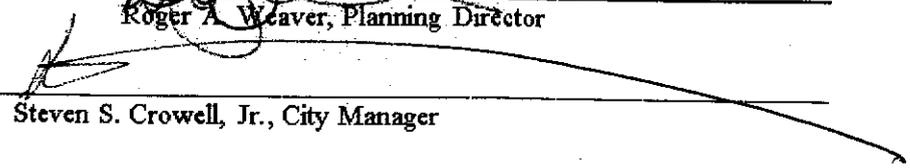
ATTACHMENTS: *Ordinance alternatives*

Department Director:



Roger A. Weaver, Planning Director

City Manager:



Steven S. Crowell, Jr., City Manager

1 **ST. MARYS CITY COUNCIL**
2 **ST. MARYS, GEORGIA**

3
4 At the regular meeting of the St. Marys City Council, held in the St. Marys City Hall,
5 St. Marys, Georgia:

6
7 Present:

- 8
9 William DeLoughy, Mayor
10 Greg Bird, Councilman, Post 1
11 Nancy Stasinis, Councilwoman, Post 2
12 Jim Gant, Councilman, Post 3
13 Keith Post, Councilman, Post 4
14 John Morrissey, Councilman, Post 5
15 Sidney Howell, Councilman, Post 6
16

17 On motion of _____, which carried _____, the
18 following Ordinance amendment was adopted:

19
20 **AN AMENDMENT TO THE CODE OF ORDINANCES, CITY OF ST.**
21 **MARYS, GEORGIA, SECTION 110-125 TO ADD SECTIONS (f) and**
22 **(g) TO REGULATE OFF STREET PARKING OF STORED VEHICLES,**
23 **ETC. IN THE FRONT AND SIDE YARDS OF RESIDENTIAL**
24 **OCCUPANCIES AND FOR OTHER PURPOSES.**
25

26 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys,
27 this ___ day of _____, 2013 that section 110-125 of the Code of Ordinances, City of
28 St. Marys, Georgia is hereby amended to read as follows:
29

30 **Sec. 110-125. - Location of off-street parking areas**
31

32 (f) In all residential zones, the storage of all vehicles, boat, cargo or other trailers
33 and or recreational/camping vehicles, motorcycles and boats shall be located
34 in the side or rear of the property, and screened by an opaque six (6) foot
35 high fence or located in an inconspicuous location not viewable from the
36 street. All trucks, other than 4 wheel pickup trucks or six wheel dualie pickup
37 trucks, are prohibited from being parked on any residential property except for
38 contractors actively performing work on the property, or moving vans
39 facilitating the move in or out of any resident. One marked work vehicle used
40 by the resident shall be permitted at any properly zoned residential unit.

41
42 All vehicles on the property must have a current and valid registration and be
43 able to show proof of insurance, regardless of condition of the vehicle.
44 Vehicles enclosed within a garage or behind the 6'-0" opaque fence in the
45 side and rear yard will be exempt from this requirement.
46 No vehicle repair shall be performed in the driveway unless it is a short-term
47 repair of duration less than 48 hours. Longer term vehicle repair shall be
48 performed inside the garage and not outside the garage.

49
50 **Cars boats motor homes, recreation vehicles, motorcycles or other property**

51 being offered for sale may not be displayed in the front yard or next to the
52 street to attract possible buyers.

53
54 No tractor trailer and cab (over seven wheels) shall be located in any
55 residential front or side yard and shall not be parked in an area not so
56 designated for the parking of these vehicles. Narrow residential zoned streets
57 shall not be used for parking of these vehicles. Any damage to curbs or
58 sidewalks caused by the illegal use of these areas for the parking of tractor
59 trailers and/or cab will be the responsibility of the tractor trailer and/or cab
60 owner to either repair or compensate the City or Property Owner for the
61 damage, whichever is applicable.

62 (g) Carports shall not be located within any front, side, or rear yard. A building
63 permit will be required for the construction of a carport.

64 (h) As of the date of passage of this ordinance and from this point forward, there shall be
65 a maximum of five (5) vehicles (two axle/four wheel cars, two axle/four wheel pickup
66 trucks, or two axle/six wheel dualies) parked in any yard of any residence in the R-1,
67 R-2, R-4, and R-5 zones. With the exception of operable vehicles owned by active
68 duty military and their dependents that are properly registered in their home state,
69 these vehicles shall have current legal registration from the State of Georgia, valid
70 and current insurance, and be in an operable condition.

71 (i) Vehicles belonging to visitors to the residence will be limited to a 72 hour period.

72 (j) No major maintenance of any vehicle shall be accomplished in any yard of the
73 residence. Major maintenance shall be defined as any procedure that requires the
74 vehicle to be inoperable for over 24 hours. Minor maintenance shall be defined as
75 any procedure that can be accomplished within an 8 hour daylight period.
76 Maintenance accomplished within a garage (garage door open or closed) shall be
77 exempt from this subsection 'h'.
78

79 **This Amendment shall become effective upon passage.**

80
81 **ST. MARYS CITY COUNCIL**
82 **ST. MARYS, GEORGIA**

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86 _____
87 WILLIAM T. DELOUGHY, MAYOR

88 ATTEST:

89
90 _____
91 DEBORAH WALKER-REED, CITY CLERK
92 CITY OF ST. MARYS, GEORGIA

93 TO FORM

94
95
96 _____
97 CITY ATTORNEY

1 **ST. MARYS CITY COUNCIL**
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23 **(g) TO REGULATE OFF STREET PARKING OF STORED VEHICLES,**
24 **ETC. IN THE FRONT AND SIDE YARDS OF RESIDENTIAL**
25 **OCCUPANCIES AND FOR OTHER PURPOSES.**
26

27 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys,
28 this ___ day of _____, 2013 that section 110-125 of the Code of Ordinances, City of
29 St. Marys, Georgia is hereby amended to read as follows:

30
31 **Sec. 110-125. - Storage and parking of trailers and commercial vehicles and location**
32 **of off-street parking areas**

33 a. **Commercial vehicles and trailers of all types, including travel, boat, camping**
34 **and hauling, shall not be parked or stored on any lot occupied by a dwelling**
35 **or any lot in any residential district except in accordance with the following**
36 **requirements:**

- 37 a. **No more than one (1) commercial vehicle per dwelling shall be**
38 **permitted, the size of which shall be no larger in size than a pick-up**
39 **truck, panel truck or van and is limited in size to a one-ton carrying**
40 **capacity; and in no case shall a commercial vehicle used for hauling**
41 **explosives, gasoline or liquefied petroleum products be permitted.**
42 b. **Travel trailer, hauling trailers, or boat trailers shall be permitted if**
43 **parked or stored behind the front yard building line.**
44 c. **A travel trailer shall not be occupied either temporarily or permanently**
45 **while it is parked or stored in any area except in a travel park**
46 **authorized under this Ordinance.**
47 d. **No tractor trailer and cab (over seven wheels) shall be located in any**
48 **residential front or side yard and shall not be parked in an area not so**

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designated for the parking of these vehicles. Narrow residential zoned streets shall not be used for parking of these vehicles. Any damage to curbs or sidewalks caused by the illegal use of these areas for the parking of tractor trailers and/or cab will be the responsibility of the tractor trailer and/or cab owner to either repair or compensate the City or Property Owner for the damage, whichever is applicable.

- e. Carports shall not be located within any front, side, or rear yard. A building permit will be required for the construction of a carport.
- f. As of the date of passage of this ordinance and from this point forward, there shall be a maximum of five (5) vehicles (two axle/four wheel cars, two axle/four wheel pickup trucks, or two axle/six wheel dualies) parked in any yard of any residence in the R-1, R-2, R-4, and R-5 zones. With the exception of operable vehicles owned by active duty military and their dependents that are properly registered in their home state, these vehicles shall have current legal registration from the State of Georgia, valid and current insurance, and be in an operable condition.
- g. Vehicles belonging to visitors to the residence will be limited to a 72 hour period.
- h. No major maintenance of any vehicle shall be accomplished in any yard of the residence. Major maintenance shall be defined as any procedure that requires the vehicle to be inoperable for over 24 hours. Minor maintenance shall be defined as any procedure that can be accomplished within an 8 hour daylight period. Maintenance accomplished within a garage (garage door open or closed) shall be exempt from this subsection 'h'.

This Amendment shall become effective upon passage.

**ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA**

WILLIAM T. DELOUGHY, MAYOR

ATTEST:

DEBORAH WALKER-REED, CITY CLERK
CITY OF ST. MARYS, GEORGIA

TO FORM

CITY ATTORNEY

1 **ST. MARYS CITY COUNCIL**
2 **ST. MARYS, GEORGIA**
3

4 At the regular meeting of the St. Marys City Council, held in the St. Marys City Hall, St. Marys, Georgia:
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17 Ordinance amendment was adopted:
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20 GEORGIA, SECTION 110-125 TO ADD SECTIONS (f) and (g) TO REGULATE OFF
21 STREET PARKING OF STORED VEHICLES, ETC. IN THE FRONT AND SIDE YARDS
22 OF RESIDENTIAL OCCUPANCIES AND FOR OTHER PURPOSES.
23

24 Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this ___ day of
25 _____, 2013 that section 110-125 of the Code of Ordinances, City of St. Marys, Georgia is hereby
26 amended to read as follows:
27

28 Sec. 110-125. - Storage and parking of trailers and commercial vehicles and location of off-street
29 parking areas.
30

31 1. Residential zones R1, R2, R3, R4, R5:

- 32 a. Travel trailer, hauling trailers, or boat trailers shall be permitted if parked or stored behind
33 the front yard building line. A travel trailer shall not be occupied either temporarily or
34 permanently while it is parked or stored in any area except in a travel park authorized under
35 this Ordinance.
36 b. No tractor trailer and cab (over seven wheels) shall be located in any residential front or side
37 yard and shall not be parked in an area not so designated for the parking of these vehicles.
38 Narrow residential zoned streets shall not be used for parking of these vehicles. Any
39 damage to curbs or sidewalks caused by the illegal use of these areas for the parking of
40 tractor trailers and/or cab will be the responsibility of the tractor trailer and/or cab owner to
41 either repair or compensate the City or Property Owner for the damage, whichever is
42 applicable.
43 c. Carports shall not be located within any front, side, or rear yard. A building permit will be
44 required for the construction of a carport.
45 d. As of the date of passage of this ordinance and from this point forward, there shall be a
46 maximum of five (5) vehicles (two axle/four wheel cars, two axle/four wheel pickup trucks, or
47 two axle/six wheel dualies) parked in any yard of any residence in the R-1, R-2, R-4, and R-
48 5 zones With the exception of operable vehicles owned by active duty military and their
49 dependents that are properly registered in their home state, these vehicles shall have
50 current legal registration from the State of Georgia, valid and current insurance, and be in an
51 operable condition.
52 e. Vehicles belonging to visitors to the residence will be limited to a 72 hour period.
53 f. No major maintenance of any vehicle shall be accomplished in any yard of the residence.
54 Major maintenance shall be defined as any procedure that requires the vehicle to be
55 inoperable for over 24 hours. Minor maintenance shall be defined as any procedure that

56 can be accomplished within an 8 hour daylight period. Maintenance accomplished within a
57 garage (garage door open or closed) shall be exempt from this subsection 'h'.
58

59 2. Commercial/Institutional/industrial buildings:
60

61 The principal building or freestanding canopy on a lot facing and nearest to an existing City or
62 State arterial or major collector road shall be set back at least 25 feet but no more than 35 feet
63 from the right-of-way line. The frontage landscape strip shall be no less than 20 feet wide. A
64 one-way drive may be located between the frontage landscape strip and the principal building or
65 freestanding canopy when required for circulation on a property limited to only one entrance
66 driveway. All vehicular parking or loading areas serving such principal buildings shall be located
67 to the side or rear of the building.
68

69 3. Residential Home office: Parking and storage.
70

71 No materials, equipment or business vehicles shall be stored or parked on the premises unless
72 they are confined entirely within the residence or an enclosed garage, except that one business
73 vehicle (the carrying capacity of which shall not exceed one and one-half tons) used exclusively
74 by the resident may be parked in a carport, garage or rear or side yard. This shall not include
75 vehicles engaged in work on the parcel, such as: earth-moving equipment or a wrecker, dump
76 truck, flat bed truck, tow truck, or any truck with more than 6 wheels or more than 2 axes, or
77 any van capable of carrying more than 15 passengers, including the driver.
78

79 There shall be no parking spaces provided or designated specifically for the home office. See
80 Section 110 for additional data regarding the establishment and operation of a home office.
81

82 4. Residential Home business: Parking and storage.
83

84 No materials, equipment or business vehicles shall be stored or parked on the premises unless
85 they are confined entirely within the residence or an enclosed garage, except that one business
86 vehicle (the carrying capacity of which shall not exceed one and one-half tons) used exclusively
87 by the resident may be parked in a carport, garage or rear or side yard. This shall not include
88 vehicles engaged in work on the parcel, such as: earth-moving equipment or a wrecker, dump
89 truck, flat bed truck, tow truck, or any truck with more than 6 wheels or more than 2 axes, or
90 any van capable of carrying more than 15 passengers, including the driver. See Section 110 for
91 additional data regarding the establishment and operation of a home business.
92

93 No more than one vehicle of any business customer or client may park at the location of the
94 home occupation at any time.
95

96 **This Amendment shall become effective upon passage.**
97

98 **ST. MARYS CITY COUNCIL**
99 **ST. MARYS, GEORGIA**

100
101
102 WILLIAM T. DELOUGHY, MAYOR
103 ATTEST:
104

105
106 DEBORAH WALKER-REED, CITY CLERK
107 CITY OF ST. MARYS, GEORGIA
108

109 TO FORM
110

CITY ATTORNEY

St. Marys, Georgia, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 110 - ZONING >> ARTICLE IV. - OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING >>

ARTICLE IV. - OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING

Sec. 110-121. - General intent and application.

Sec. 110-122. - Control (via ownership or lease).

Sec. 110-123. - Size and access.

Sec. 110-124. - Number of parking spaces required.

Sec. 110-125. - Location of off-street parking areas.

Sec. 110-126. - Off-street loading and unloading requirements.

Sec. 110-127. - Number of off-street loading spaces.

Secs. 110-128—110-140. - Reserved.

Sec. 110-121. - General intent and application.

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the jurisdiction of this chapter. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

(Ord. of 9-12-94, § 801)

Sec. 110-122. - Control (via ownership or lease).

The control of land upon which the off-street parking is provided shall be the same as the ownership of land on which the principal use is located.

(Ord. of 9-12-94, § 802)

Sec. 110-123. - Size and access.

Each off-street parking space shall have an area of not less than 18 x 10 feet exclusive of access drives or aisles and be in usual shape and condition. There shall be adequate ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive leading to the parking or loading spaces. Such access drive shall not be less than ten feet in width.

(Ord. of 9-12-94, § 803)

Sec. 110-124. - Number of parking spaces required.

The number of off-street parking spaces required are set forth in the following table. Where the use of the premises is not specifically mentioned, requirements for similar uses shall apply.

Uses	Required Parking Spaces
Automatic laundry	1 for each 3 laundry machines
Automobile sales and service garage	1 for each 400 square feet of floor area
Banks/professional offices	1 for each 300 square feet of floor area
Bowling alleys	1 for each alley
Churches, temples, or places of worship, funeral homes, schools, public buildings, theaters, auditoriums, areas and places of assembly, private clubs, community buildings, social halls, and lodges	1 for each 5 seats based on maximum seating capacity in principal assembly area, or 1 for each 17 classroom seats, whichever is greater
Country clubs, golf clubs, gun clubs, tennis clubs and organizations designed to provide outdoor sporting or recreational activities.	1 for each 5 members
Dwellings—single-family	2 for each unit
Dwellings—multiple-family	1½ for each 200 sq. ft. of floor area
Food store, supermarket	1 for each 200 sq. ft. of floor area

Funeral homes, mortuaries	20 for each parlor
Furniture, appliance stores	1 for each 200 sq. ft. of floor area
Hospitals, sanitariums, and nursing homes	1 for each 6 patient beds, plus one for each two employees
Hotels and motels	1 for each guest room plus 1 for each 3 employees
Manufacturing, industrial plant, research laboratory, bottling plants	1 for each 2 employees on largest shift plus 1 for each 150 sq. ft. devoted to sales or service
Medical offices	4 for each doctor, plus 1 for each 2 employees
Restaurants, beer parlors, night clubs	1 for each 300 sq. ft. of floor space
Rooming houses, boardinghouses, dormitories, fraternities, and sororities	1 for each 2 beds
Service station	2 for each pump
Wholesale and warehouse concerns	1 for each 2 employees, plus 1 for each company vehicle, plus 1 for each 50 sq. ft. of retail sales or service

(Ord. of 9-12-94, § 804)

Sec. 110-125. - Location of off-street parking areas.

- (a) The parking spaces for all dwellings shall be located on the same lot as the residence.
- (b) Parking spaces shall be provided on the same lot with the main building of the principal use.
- (c) Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the number of spaces required for each use is met.
- (d) Portions of the public right-of-way on minor streets may be allowed for maneuvering incidental to parking when determining parking area requirements for individual uses.
- (e) On collector streets, major streets, and controlled access highways, parking facilities shall provide space outside the public right-of-way for maneuvering incidental to parking.

(Ord. of 9-12-94, § 805)

Sec. 110-126. - Off-street loading and unloading requirements.

Areas suitable for loading and unloading motor vehicles in off-street locations shall hereafter be required at the time of the initial construction of any building or structure used or arranged to be used for commercial, industrial, governmental or multifamily residential purposes. Such off-street loading areas shall have access to a public alley or street and shall be provided and maintained in accordance with the following requirements, the computation of which shall not be included in the off-street parking requirements.

- (1) *Amount of area required for each loading space.* Each off-street loading and unloading space required by the provisions of this chapter shall be at least ten feet wide; 50 feet long and 14 feet high. Such space shall be clear and free of obstructions at all times.
- (2) *Location of off-street loading areas.* Required off-street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be considered as part of the area provided to satisfy off-street parking requirements as listed herein.
- (3) *Adequacy of loading area.* All uses, whether specified in this chapter or not, shall provide off-street loading areas sufficient for their requirements. Such space shall be adequate so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or way.

(Ord. of 9-12-94, § 806)

Sec. 110-127. - Number of off-street loading spaces.

- (a) Retail business uses with from 4,000 to 25,000 square feet in total floor area: One space.
- (b) Wholesale, industrial, governmental and institutional uses, including public assembly places, hospitals and educational institutions shall provide one space for the first 25,000 square feet of total floor area. For anything in excess of 25,000 square feet, such uses shall provide loading spaces according to the following schedule.

Square Feet	Number of Spaces
25,000 - 50,000	2
50,000 - 100,000	3

100,000 - 200,000	4
200,000 - 350,000	5
For each additional 50,000 or fraction thereof	1 additional

- (c) Multifamily residences with less than ten dwelling units: None.
- (d) Multifamily residence with ten to 30 dwelling units: One space.
- (e) Multifamily residences with more than 30 dwelling units: One space per each 30 dwelling units or fraction thereof.
(Ord. of 9-12-94, § 807)

Secs. 110-128—110-140. - Reserved.

CITY COUNCIL MEETING

September 17, 2012

NEW BUSINESS: Discussion on Parking of Vehicles in the front and side yards of R-1 residential zoned parcels within the City.

PURPOSE: To discuss what Council's thoughts are regarding regulation of the parking of trucks and cars in the front yard of R-1 zoned parcels.

RECOMMENDATION: Planning Staff has no recommendation, but requests Council's input on how you would like Staff to proceed.

HISTORY/ANALYSIS: At a previous City Council meeting, Councilman Gant asked that the City Manager be tasked with research into this issue. The Code enforcement office has received a number of complaints about the following issues in the front yard or visible from the street (in side or rear yards that are not hidden behind a 6 foot privacy fence). This is a very complicated issue to present and to hopefully resolve. Each item noted has positive and negative aspects to it. Keep in mind that this discussion is for R-1 parcels only. Enforcement of any of the items below will require the use of additional staff time but not necessarily additional staff.

- A. Elimination of the parking of 18 wheel trucks and trailers (not including storage of Boats, RV's or Camping Vehicles – these vehicles shall not be used for occupancy) in a residential district;
- a. POSITIVE ISSUES:
- Keeps yards and related ROW clear from heavy loading and ruts.
 - Keeps large vehicles off of light weight roads and the resulting premature failure of the roads.
 - Maintains property value as Residential.
- b. NEGATIVE ISSUES:
- Residents that use these vehicles for work must find other locations to park their big rigs.
 - Residents must have someone pick them up and deliver them to where the vehicle is parked.
 - If only the cab is parked at the residence, will this be 'ok'?
- B. Elimination of the use of the front yard for 'long-term' repair and maintenance of cars and trucks;
- a. POSITIVE ISSUES:
- Keeps yards, driveways and related ROW clear from scattered materials, and possible oil/gas contamination.
 - Keeps multiple 'parts' vehicles from being visible and stored in the front of the house.
 - Maintains property value as Residential.
- b. NEGATIVE ISSUES:
- Residents must do the work in the rear yard, which normally does not have a paved driveway to work on, or is too small to work in, or has no adequate car sized access to the rear of the property.
 - Residents that have the skills to maintain and repair their vehicles must now pay for someone to accomplish this work.

CITY COUNCIL MEETING

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- Access to rear yard may be an issue for some structures or zoning classifications.
 - There will be temptation for the resident to do their friends and neighbors repair work to the detriment of others in the community.
 - Possible noise and smell from these activities, especially if accomplished after 6:00 PM when most residents are hopeful of a quiet and relaxing evening.
 - It should be noted that tire rotation, oil changes, washing of vehicles, and simple repairs are not to be considered 'long-term'. Long-term is when the vehicle must be visibly out of service for at least a week.
- C. Elimination of parking of vehicles with out of date registration and/or with flat tires and/or being used for storage in front yard or unscreened side yard;
- a. POSITIVE ISSUES:
 - Keeps yards uncluttered with unused and deteriorating vehicles. Keeps yards and related ROW clear from clutter and the resulting junky look.
 - Stops possibility of rodent and snake infestation of unused vehicles.
 - With vehicles able to be driven, will maintain the life and maintenance of the vehicle.
 - Maintains property value as Residential,
 - b. NEGATIVE ISSUES:
 - Cars may be for private sale, and this would not be able to easily verify.
 - Vehicles may be owned by a member of the resident's family, or a military family that are extended out of area tour and is being kept unregistered to save the individual funds.
 - Residents must store materials inside garage/house or rent storage building.
- D. The elimination of the parking of multiple vehicles that do not relate to the number of drivers in the residence;
- a. POSITIVE ISSUES:
 - Keeps yards and related ROW clear from stored vehicles.
 - Keeps yards neat and without bare spots (under the vehicles) and oil/gas leakage.
 - Maintains property value as Residential.
 - b. NEGATIVE ISSUES:
 - Citizens must provide evidence of need for the number of vehicles parked there, and this is probably unenforceable.

Discussion of these items will involve a detailed questioning period. The primary questions that Staff needs to be answered are:

1. Does Council desire to regulate large commercial vehicles being parked by residents in an R-1 Zone via an amendment to the R-1 zoning ordinance?
2. Would Council rather give citizens the opportunity to park these vehicles in their yard via the special use process? This would give neighbors and Council the opportunity to be involved in the process.

CITY COUNCIL MEETING

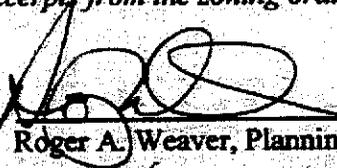
September 17, 2012

3. How far does Council wish to go regarding vehicle repair in the front or side yards.
4. If some of the above activities were in the rear yard or side yard behind a 6 foot fence (to ordinance requirements), would they be permitted?
5. Would Council desire any regulations of this type to be for all zones within the City?
6. Would Council recommend using the Kingsland ordinance or Camden County ordinance (text of both is attached) as the basis for our ordinance?

There will be, of course, other questions, but staff would like a good discussion on this issue.

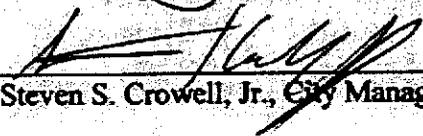
ATTACHMENTS: *Excerpts from the zoning ordinances of Camden County and the City of Kingsland*

Department Director:



Roger A. Weaver, Planning & Building Director

City Manager:



Steven S. Crowell, Jr., City Manager

CITY COUNCIL MEETING

September 17, 2012

RELATED ORDINANCES FOR OFF STREET PARKING OF TRUCKS-COMMERCIAL VEHICLES, ETC.

KINGSLAND ORDINANCES

Sec. 58. - Storage and parking of trailers and commercial vehicles.

Commercial vehicles and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

58.1. No more than one (1) commercial vehicle per dwelling shall be permitted, the size of which shall be no larger in size than a pick-up truck, panel truck or van and is limited in size to a one-ton carrying capacity; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.

58.2. Travel trailer, hauling trailers, or boat trailers shall be permitted if parked or stored behind the front yard building line.

58.3. A travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a travel park authorized under this Ordinance.

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Camden County UDC January 1, 2009, as Amended through April 6, 2010

Sec. 227. QDO quality design overlay district. (d) Area regulations.

The principal building or freestanding canopy on a lot facing and nearest to an existing County or State arterial or major collector road shall be set back at least 25 feet but no more than 35 feet from the right-of-way line. The frontage landscape strip required under Article 4 of this Development Code shall be no less than 20 feet wide. A one-way drive may be located between the frontage landscape strip and the principal building or freestanding canopy when required for circulation on a property limited to only one entrance driveway. All vehicular parking or loading areas serving such principal buildings shall be located to the side or rear of the building.

Sec. 312. Home occupations

(b) Home office.

g. Parking and storage.

1. No materials, equipment or business vehicles shall be stored or parked on the premises unless they are confined entirely within the residence or an enclosed garage, except that one business vehicle (the carrying capacity of which shall not exceed one and one-half tons) used exclusively by the resident may be parked in a carport, garage or rear or side yard.

This shall not include earth-moving equipment or a wrecker, dump truck, flat bed truck, tow truck, or any truck with more than 6 wheels or more than 2 axles, or any van capable of carrying more than 15 passengers, including the driver.

2. There shall be no parking spaces provided or designated specifically for the home office.

(c) Home business.

g. Parking and storage.

1. No materials, equipment or business vehicles shall be stored or parked on the premises unless they are confined entirely within the residence or an enclosed garage, except that one business vehicle (the carrying capacity of which shall not exceed one and one-half tons) used exclusively by the resident may be parked in a carport, garage or rear or side yard.

This shall not include earth-moving equipment or a wrecker, dump truck, flat bed truck, tow truck, or any truck with more than 6 wheels or more than 2 axles, or any van capable of carrying more than 15 passengers, including the driver.

2. No more than one vehicle of any business customer or client may park at the location of the home occupation at any time.