

ZBEA presently has a case (and Zoning Enforcement tells me it has several others) that concerns the permissible number of parked cars on a residential lot. Nothing in the present Code addresses the issue, and I am having trouble locating it in the re-write, yet that is a real problem that I think needs to be addressed in our community, where most families have at least two cars, maybe a mobile home, a pickup truck, vehicles for the (over 16) kids, and the like.

Looking at the grid in 21.05.070(C), I can conceptually see the issue covered under "Outdoor Storage Or Display" (covered in D.13.b on page 102), "Private Storage Of Non-Commercial Equipment" (covered in D.15.a on page 103), or "Vehicle Repair/Rebuilding, Outdoor, Hobby" (covered in D.18.a and b on page 105), and maybe it falls under one of these categories, but nothing immediately springs out. Except if the vehicle is inoperative and is being worked on, only one may be kept under Vehicle Repair/Rebuilding, Outdoor, Hobby;; but what if it is in perfectly operating condition? Should they be in a screened area to qualify under Outdoor Storage (but then what about the mandate in .13.b that they are "limited to those sold or used on the premises", a stored vehicle is not "sold or used" on the premises?)? Or if it is considered Private Storage of Non-Commercial Equipment (query whether my 16-year old's car parked in the driveway fits that definition), how many can be kept?

I suppose one answer is that in R-1 to R--4 zoning districts no such parking/storage is permitted anyway (according to the grid) under "Outdoor Storage Or Display" and "Vehicle Repair/Rebuilding, Outdoor, Hobby", leaving "Private Storage Of Non-Commercial Equipment" as the only alternative at present, albeit with no guidance.

My suggestion is as follows:

- 1) Make it clear that Private Storage includes operable, licensed vehicles owned by occupant of property.
- 2) Add numerical limitation, square footage limitation, or percent of non-structure occupied property limitation, keeping in mind that the Code already requires off-street parking for certain numbers of vehicles, depending on the primary use of the property.

Greater specificity would make it easier for citizens to know what is legal, help Zoning Enforcement in their job, and give some guidance to ZBEA of what the intent of the Code is.

Thanks for reading/listening.  
Bernd Guetschow