



Ken Wright – Mayor  
Denis Shortal – City Council Post 1  
Adrian Bonser – City Council Post 2  
Douglas Thompson – City Council Post 3  
Robert Wittenstein – City Council Post 4  
Danny Ross – City Council Post 5  
John Heneghan – City Council Post 6

Warren Hutmacher – City Manager  
Brian Anderson – City Attorney

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## **MEMORANDUM**

**To:** Mayor and City Council  
**From:** Michael M. Tuller, AICP, Community Development Director  
**Date:** August 9, 2010  
**Subject:** Residential Parking Management – Ordinance Amendment Proposal

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### **BACKGROUND**

A product of the Mayor and City Council 2010 City Council Retreat was a recommendation by the elected officials that staff bring forward a proposal to amend the City Code to include a Residential Parking Management revision for their consideration.

### **DISCUSSION**

City staff has researched peer jurisdictions with similar ordinances in place and has submitted a draft proposal for your review and comments. Surprisingly, staff has found very little language in our neighboring jurisdictions that discusses this particular code compliance concern. The draft attached for your review provides the Community Development Director with limited administrative approval authority. Mayor and City Council may want to additionally consider an appeal process if there is interest in pursuing this code amendment language for inclusion in Chapter 27, Section 1336.

### **RECOMMENDATION**

City staff has received concerns related to excessive vehicular parking in single-family communities, where numerous vehicles are located in the front yards of established residential communities causing neighbors to voice their displeasure with specific residential lots. Our current code does not speak about limitations to the number of vehicles/trailers on residentially zoned property, it simply states the vehicles have to be parked on a paved surface and have to be properly licensed/registered. Staff recommends the following proposed ordinance related to residential parking requirements:



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### **Residential parking management.**

The following regulations govern the off-street parking, stopping and standing of vehicles and trailers within the city limits:

(1) In each residentially zoned area, no more than four vehicles, including trailers, per dwelling unit shall be parked, stopped, standing or stored on any parcel of land. A waiver can be requested when the residents can prove that the number of cars does not exceed the number of licensed drivers in the home and the car is operable, or when the vehicle is vintage (25 years old or older). Waivers are subject to review and approved by the Community Development Director. There is no fee for this review.

a. All vehicles and trailers of any kind found parked, stopped, standing or stored in residential areas that require licenses, emission stickers, tags, titles, tax payment receipts, or registration with state or federal agencies, must properly display all required certifications for operation in the state or they shall be cited as abatable nuisances under city ordinance and state law; and, if applicable, shall otherwise be cited for other registration or display compliance failures.

b. Each residentially zoned parcel of land may have additional vehicles, including trailers, parked, stopped, standing or stored, so long as they are located in a safely erected and maintained enclosed shelter, not visible from the public right-of-way or adjoining properties, where the entire floor area under the roof of the enclosed shelter is made of concrete, asphalt, gravel or other improved surface.

c. Vehicles prohibited within residential zones include limousines, flatbed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on chassis trucks, tractor trailers, wheeled attachments or trailers, buses, earth moving machinery, semitrailers, and any other vehicle over 23-feet long, seven-feet high, or seven-feet wide.

(2) Airplanes, helicopters, air balloons, gliders, ultra light air vehicles, hang gliders, and/or every other device designed for air travel are prohibited from parking, standing, stopping or being stored outside of a storage building in any residentially zoned area at any time.

(3) Ships, boats, pontoons, personal watercraft, jet skis, canoes, kayaks, paddle boats and any other devices designed for water travel, hereafter referred to as "watercraft," may only be located and/or stored in a residentially zoned area when:

a. There are no more than two watercraft parked, stopped, or standing on each residential parcel of land; and located on an improved surface in a side or rear yard only; except that

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### **City of Dunwoody**

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b. All watercraft may be located in a completely enclosed and safely erected and maintained enclosed shelter which meets the standards set forth in this section as well as section 27-1354.

Watercraft alone do not count against the four vehicles and trailers allowed in this section.

(4) Recreational vehicles (RVs), travel trailers, campers, and all other similar type vehicles, both driven and towable, may only be located and/or stored in a residentially zoned area when:

a. There are no more than two such vehicles parked, stopped, or standing on each residential parcel of land; and the vehicle is located on an improved surface in a side or rear yard only; except that

b. All recreational vehicles, travel trailers, campers and all similar-type vehicles may be located in a completely enclosed and safely erected and maintained enclosed shelter which meets the standards set forth in this section as well as section 27-1354.

(5) Waivers. Residents subject to these parking management regulations may apply for a waiver under limited circumstances. Waivers will be reviewed and approved or denied by the Community Development Director. The following limited circumstances may request a waiver:

a. Proof that each additional vehicle is needed for a licensed driver living at the residence. Each vehicle must be operable; or

b. Each additional vehicle is vintage (25 years old or older).

(6) Penalties. Any person found to be in violation of any of the provisions of this article shall be subject to punishment as provided in Section 12-38.

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