



Development Services Department

R-3 Vehicle Storage Ordinance

May 2023

ORDINANCE SUMMARY

Establish Use:

- *“Common storage area for commercial vehicles and recreational vehicles”*
- *Added as accessory use in Article XVI (R-3 Multiple Dwelling District)*
- *Only for multifamily developments*
- *Must be located in common area under unified control*
- *Can only be used by owners or tenants that live in the development*



ORDINANCE SUMMARY

Other districts which reference R-3:

- *R-3A Multiple Dwelling*
- *PUD Planned Unit Development*
- *PRC Planned Residential Community*
- *TOC-C Corridor*
- *TOC-G Gateway*



ORDINANCE SUMMARY

R-3 References:

R-3

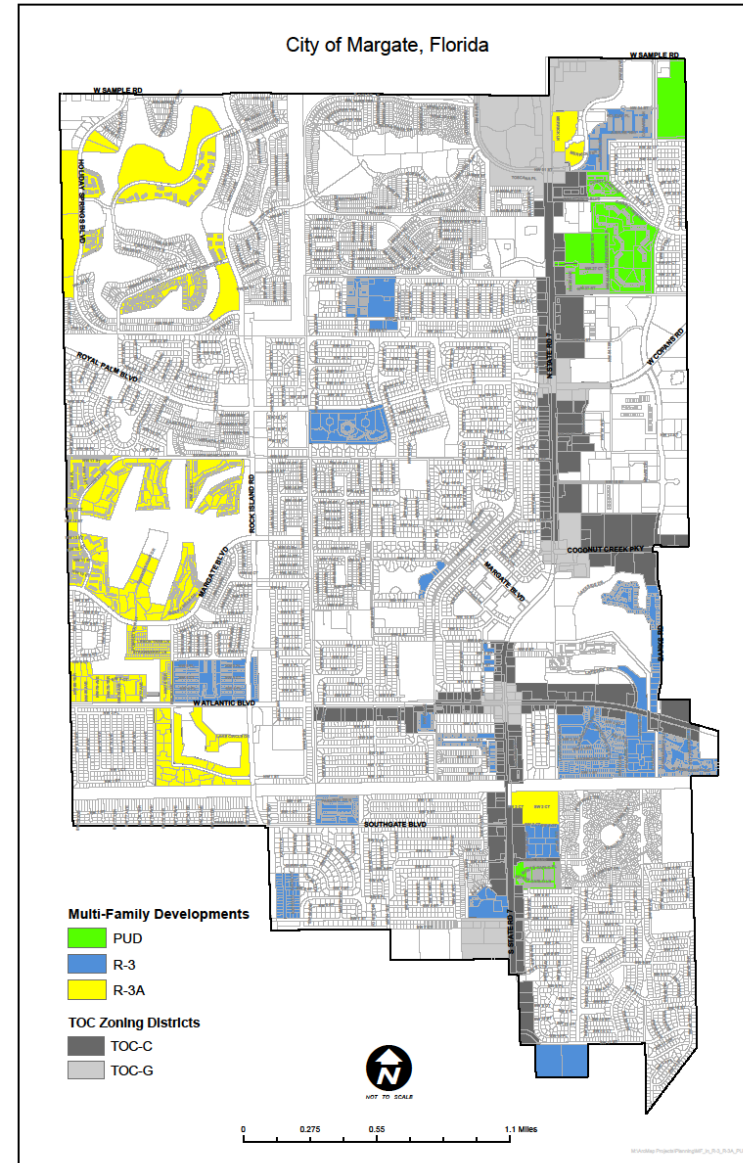
R-3A

PUD

PRC

TOC-C

TOC-G



ORDINANCE SUMMARY

Design Criteria and Use Limitations:

- *Cannot be visible from Arterial Roadway*
- *Minimum setback 15ft*
- *Screening required:*
 - *10ft tall opaque wall; or*
 - *10ft tall vinyl coated chain link fence with solid color mesh wrap (black, brown, or green)*
- *Vehicles must be parked on a paved surface that has been permitted for use*
- *Entry driveway must be at least 40ft in length*
- *Commercial vehicle limitations [26-1 and 26-2(c)(2)]*
- *Recreational vehicle limitations [26-1 and 26-3]*



ORDINANCE SUMMARY

Commercial Vehicle [Sec. 26-1]: *Any bus, step van, truck, trailer, utility trailer, truck tractor, tow truck or wrecker, agricultural, construction or industrial equipment or any vehicles designed, intended or used for transportation of people, goods or things for profit, or any vehicle displaying commercial lettering. The terms shall include but shall not necessarily be limited to a pick-up truck with altered cargo box, or from which the cargo box has been removed. Any vehicle with tools, building materials, merchandise or outfitted with emergency flashing or rotating lights visible from the street or from abutting residential property shall be deemed a commercial vehicle.*



ORDINANCE SUMMARY

Commercial Vehicle - Permissive Parking [Sec. 26-2(c)(2)]:

- *Standard sedans, coupes, and other automobiles designed by the manufacturer primarily for noncommercial uses*
- *Station wagons or similar type of motor vehicle*
- *Minivans, sport utility vehicles, and vans designed by the manufacturer primarily for noncommercial uses*
- *Pick-up truck*
- *Limousines*
- *Max two axles*
- *Max 23 ft in length*
- *Max 9.2 ft in height*



ORDINANCE SUMMARY

Noncommercial Vehicle Used For Recreational Purposes [Sec. 26-1]: *Any vehicle that does not meet the size and structure requirements of a commercial vehicle as specified in this section, and only used for leisure or recreational purposes including boats, personal watercraft, trailers, utility trailers, horse trailers, recreational vehicles (RVs), motor homes, campers, motorcycles, motor scooters, golf carts, go-carts, half track vehicles, full-track vehicles, swamp buggies, or any other vehicle that is not used for any commercial enterprise or purpose and does not display commercial lettering.*

Size Limitation [Sec. 26-3]:

- *Max 35 ft in length*



ORDINANCE SUMMARY

Planning and Zoning Board Recommended Conditional Approval [4/4/2023]:

- 1) Remove requirement to park on paved surface; and
- 2) Remove requirement for chain link fence to be vinyl coated; and
- 3) Require mesh wrap of fence to be maintained in a neat and damage free condition.



ORDINANCE SUMMARY

THANK YOU

