

## Sec. 14-122. Parking.

~~The following parking standards apply to rental properties in R-1 and R-2 districts of the city only and supersede any inconsistent standards established by this Code. Parking standards for rental properties in other all zoning districts shall be as stated are defined in section 34-1013-3.6 of this Code. The building official shall inspect and approve specific parking spaces for each rental property which is subject to this section and the approved spaces shall be designated in conjunction with the rental license.~~ The owner and occupants of the property shall not allow parking anywhere other than on approved parking spaces.

- (1) *Number of spaces.* Each rental dwelling unit ~~will conform to the parking and site development standards identified in section 34 of this code. shall have a minimum of two off-street parking spaces, and as many additional off-street spaces as may be desired so long as they meet the dimensional, surface, location, and other requirements of this section.~~
- (2) *Dimensional standards.* Parking spaces shall have the following minimum dimensions:  
*Width:* Nine feet.  
*Length (non-tandem):* 18 feet.  
*Length (tandem):* 22 feet.
- (3) *Parking surface standards.* Each parking space shall be constructed and maintained in good condition with a uniform hard surface of concrete, asphalt, ~~minimum of four inches of Class 5 compacted gravel, approved pavers,~~ or similar ~~approved dust-free surface stabilized to prevent erosion and the tracking of sediment or debris into the public right of way, specifically approved by the building official city planner.~~
- (4) *Location.* Parking spaces shall be located in a garage or on approved driveway surfaces which lead to a garage or a side yard. Vehicles shall not be parked on grass, dirt, in front yards, backyards, or in any other location which is not an approved parking space and which does not adhere to these standards.
- (5) *Enforcement.* Property owners are specifically advised that they, as well as their tenants, are responsible for enforcing these parking regulations and they are required to exercise effective control over ~~their~~ tenants and others visiting or using the property. The legal enforcement of these parking standards shall be the joint responsibility of the building official and the police department.
- (6) *Time for compliance.* Any licensed rental property in existence at the time of adoption of this article which cannot readily provide parking spaces as required by subsections (1), (2) and (3) of this section may request, ~~in writing, permission from the building official for~~ time to come into compliance with those subsections, ~~which may be approved, in writing,~~ for a period of time not to exceed one year from the date of adoption of this article. All properties ~~which are~~ subject to this section shall immediately comply with the other requirements of this section.
- (7) *Variance.* A licensed rental property in existence at the time of adoption of this article which cannot feasibly provide parking spaces as required by subsection (1) of this section may request a variance from that subsection and the rental housing board of appeals may approve such a variance if it finds that strict enforcement of that subsection would cause an undue hardship because of circumstances unique to the individual property under consideration, which circumstances were not created by the current owner of the property, provided that the board of appeals may impose conditions in the granting of such a variance to protect neighboring properties and their occupants from the impact of such a variance.

(Ord. No. 883, 8-18-2008; Ord. No. 1031 , § 5, 4-5-2022)

Ord. No. 1031 , § 5, adopted April 5, 2022, repealed § 14-122 and renumbered § 14-123 as § 14-122, as set out herein. Formerly, § 14-122 pertained to miscellaneous requirements and derived from Ord. No. 883, adopted Aug. 18, 2008; and Ord. No. 900, adopted July 20, 2009.