

7-9-115.

## SURFACING.

The following requirements apply to all new off-street parking spaces and maneuvering areas as of May 1, 2005. Off-street parking spaces and maneuvering areas that do not meet one or more of the following requirements and were completed prior to May 1, 2005 must comply with the following requirements by June 1, 2010.

(1) All minimum number of off-street parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt or concrete with the following exceptions:

- (a) Agricultural and heavy equipment uses will be evaluated as to their impact on City streets, neighboring properties and the subject property with appropriate dustless surfacing to be determined by the Zoning Administrator. Access to detached garages which provide parking areas in excess of minimum parking stall numbers, shall provide an appropriate dustless surface provided the minimum front yard driveway is paved with asphalt or cement. A dustless surface can be gravel provided the gravel is a minimum of two inches deep and contained with durable borders.
- (b) Surfacing standards for single family dwelling and duplex lots are found in Subsection 2 below.

(2) All off-street parking areas for single family dwelling or duplex lots shall meet the following standards:

- (a) All parking and maneuvering areas shall be paved and permanently maintained with a hard-surface with the following exceptions:
  - (i) Access to detached garages, which provide parking areas in excess of the minimum required parking spaces, shall be either gravel or a hard-surface provided the front yard access is a hard-surface.
  - (ii) Recreational vehicles such as boats and campers that are used infrequently shall be parked on either gravel or a hard-surface if they are placed in the rear yard or a side yard that is not adjacent to a public or private street. The access to recreational vehicle parking spaces may be through landscaping, as defined in Section 7-1-103, provided the landscaping is maintained in a healthy condition.
  - (iii) Parking and maneuvering areas in excess of the minimum required parking spaces shall be either gravel or a hard-surface if they are within the rear yard or a side yard that is not adjacent to a public or private street, except as provided in (ii) above.
- (b) Whenever gravel is used for parking in a residential zone, the gravel must be a minimum of two inches deep, compacted, free of grass and weeds, and contained with durable borders.
- (c) For the purposes of Section 7-9-115 Subsection 2, a hard-surface shall only include concrete, asphalt, brick pavers and stone.
- (d) Hard surfaced parking strips with a minimum width of two feet (2') each may be used for parking and maneuvering areas instead of a solid driveway.

Landscaping, as defined in Section 7-1-103, must be installed and maintained in a healthy condition between the parking strips. For the purposes of the determining the hard surface percentage in the front yard for item e below, the landscaped space between the parking strips shall be included in the hard surface percentage.

(e) In order to allow double driveways, and to allow hard-surface access to the rear yard, up to, but not more than, 40 percent of a front yard may be covered with a hard-surface. Lots with duplexes, twin home lots, cul-de-sac lots, or lots on major streets needing circular driveways may increase the hard-surface percent to 50 percent.

3) All off-street vehicle parking must occur in an area that meets the requirements of Subsections 1 and 2 of Section 7-9-115. No parking shall be allowed in landscaped areas.