



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP
Zoning Administrator

DATE: February 13, 2012

SUBJECT: **Unified Development Code Amendment; Sections 15-02, 15-04, 15-14**
Residential Uses, commercial vehicles exceeding 1-ton capacity **P12-001**

Background

The existing Unified Development Code (UDC) provisions currently do not allow individuals who are operating home-based businesses to park a commercial vehicle at their residence if the vehicle exceeds one ton capacity.

Analysis

The proposed amendments would allow homeowners to park a commercial vehicle associated with their home occupation on their residential property so long as the vehicle could be parked or stored completely within an enclosed building, such as a garage or outbuilding. The following provisions outline current standards and proposed changes:

CURRENT STANDARDS

UDC §15-02-004C. Residential District Uses

- 3. No commercial vehicles exceeding one-ton rated capacity may be parked, stored or maintained in any residential district, except for service or repair visits.*

UDC §15-04-002 Off-Street Parking and Loading; General Requirements

- E. The parking of a commercial vehicle of more than one ton capacity, on any lot in any residential district shall be considered a commercial use and is prohibited, except for service vehicles during necessary routine visits.*

UDC §15-14-006 Level One-Minor Home Occupation

- E.2.b Vehicles associated with the Home Occupation and parked on site shall not be larger than one ton type vehicles*

UDC §15-14-007 Level Two-Intermediate Home Occupation

- E.2.b Vehicles associated with the Home Occupation and parked on site shall not be larger than one ton type vehicles*

PROPOSED STANDARDS

UDC § 15-02-004C. Residential District Uses

3. No commercial vehicles exceeding one-ton rated capacity may be parked, stored or maintained in any residential district, except for service or repair visits, unless such vehicle is parked, stored or maintained completely within an enclosed structure not exempt from the current Building Code.

UDC § 15-04-002 Off-Street Parking and Loading; General Requirements

E. Reserved

UDC §15-14-006 Level One-Minor Home Occupation

E.2.b Vehicles associated with the Home Occupation and parked on site shall not be larger than one ton type vehicles, unless stored or maintained completely within an enclosed structure not exempt from the current Building Code.

UDC §15-14-007 Level Two-Intermediate Home Occupation

E.2.b Vehicles associated with the Home Occupation and parked on site shall not be larger than one ton type vehicles, unless stored or maintained completely within an enclosed structure not exempt from the current Building Code.

Motion

If the Commission supports the proposed revisions, an acceptable motion could be:

“I move the Planning and Zoning Commission recommend to the Town Council approval of P12-001, an amendment to the Unified Development Code Provisions concerning parking of commercial vehicles exceeding one ton capacity on residential property as outlined in the staff report.”