

STAFF EVALUATION

Case No.: Zoning Ordinance Amendment, ZOA22-00004

Planning Commission Date: March 17, 2022

City Council Date: April 13, 2022

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General Information

Description of Proposal To address how porous paving systems may be considered as improved surface, the definition of improved surface is being amended.

Zoning Definitions Existing definition proposed to be amended:
Improved surface. Concrete, asphalt, pavers designed to support the weight of motor vehicles; rock, gravel, oyster shells when contained by a border; or any other similar impervious surface, not to include grass, dirt or compacted soil.

Proposed amended definition:
Improved surface. The following materials when designed, installed, and permitted to support the weight of a vehicle shall be considered improved surface: concrete; asphalt; impervious pavers; porous paving systems installed according to manufacturer specifications which may incorporate grass, gravel, or soil elements, which are contained by a border, visually distinct from unimproved lawn area, and are appropriately maintained to retain all the foregoing criteria; loose materials such as rock, gravel, and oyster shells when contained by a border; other similar impervious surfaces but not to include compacted soil.

Current Regulations The current ordinance does not permit parking passenger or commercial vehicles on unimproved surfaces in the street frontage yards of one, two, or duplex residences. Improved surface is defined to exclude porous systems which include grass, dirt, or compacted soil.

Analysis

The current definition of improved surface does not include the consideration of porous paving systems such as grass pavers. This amendment would update the definition to allow for consideration of those systems when specific criteria for their design are met.

The specific qualifications which a porous paving system must meet to qualify as an improved surface include that the system must be designed and installed to support the weight of a vehicle, must be installed according to manufacturer specifications, must be contained by a border, must be visually distinct from unimproved lawn area, and must be maintained to retain the listed criteria. All driveways, including those using these systems, made of improved surface would be required to obtain a zoning permit. Together, these

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requirements will ensure adequate ability of City inspectors to enforce the ordinance while still allowing flexibility in what materials may be considered adequate for residential parking needs.

Staff recommends approval of ZOA 22-00004.