

TOWN OF PARADISE VALLEY

**Home Occupation Parking
Town Council Meeting
October 25, 2018**



Complaints

- Recent complaints have been made to the Town regarding home occupation activities on residential properties resulting in vehicles parking in side or rear yard areas that are not part of the existing driveway and are visible from the street
- The complaints have involved home-based businesses, including short term rental properties that have had numerous vehicles
- The primary complaint is about the aesthetics of such parking
- No existing provision in the Zoning Ordinance's Home Occupation regulations addresses this issue; only "on-street" parking is prohibited
- One change made after Council review on 9/25/18; that is, to add the words "including short term rental activities" to the introductory sentence of Section 1603; primarily to add clarity



Code Change Recommended

- Staff would recommend that the addition of a new subsection to the current Home Occupation regulations in Article XVI of the Zoning Ordinance, Home Occupations

- The new subsection 8 to Section 1603 would read:

“No person shall, as part of a home occupation activity, park, or cause or allow to be parked, a motor vehicle that is visible from a street or adjacent property unless such vehicle is parked upon a driveway on the property that is surfaced with asphaltic concrete, pavement bricks, cement concrete, or a material that is paved, compacted, or chemically stabilized to prevent fugitive particulate matter; provided, however, parking on grass or turf areas shall not be allowed in any circumstance. For the purposes of this subsection, a vehicle shall not be deemed visible if it is completely surrounded by a six-foot high solid wall with view-obscuring gates.”



Questions

- Does the Town Council desire to amend the Town Zoning Ordinance to include a new provision (subsection 8 to §1603) relating to the parking of vehicles on visible non-driveway areas during the time that a home occupation activity is being conducted?
- And to have some minor cleanup language added to this section of the Zoning Ordinance

