

TOWN OF PARADISE VALLEY

**Prohibited Parking on Visible Areas
of Residential Property
Council Study Session
March 8, 2018**



Key Question

Does the Town Council desire to amend Town Code §11-2-30 to prohibit parking vehicles on areas other than a driveway area?



Complaints

- Recent complaints have been made to the Town Code Enforcement Officer regarding individuals parking vehicles on residential property in side or visible rear yard areas that are not part of the existing driveway
- One particular complaint was that a short term rental property had parked six or more vehicles in a dirt side yard area on a regular basis. No existing Town Code provision within the Town's "Parking Restrictions" (Town Code §11-2-30) addressed or prevented this type of activity



Other Municipality Codes

- Town staff looked to what other municipalities do to prevent unsightly parking which also produces fugitive dust. One provision from Fountain Hills addressed this issue, and was worded as follows:
 - “No person shall park or cause to be parked a vehicle on any portion of a residential property that is visible from a street or adjacent property unless such vehicle is parked upon a driveway designated as such on the approved site plan for the property and which is surfaced with asphaltic concrete, pavement bricks, cement concrete or other approved material designated in Section 7.03 of the Fountain Hills Zoning Ordinance. For the purposes of this subsection, a vehicle shall not be deemed visible if it is completely enclosed within a six foot high solid wall with view-obscuring gates.” (Underlining added)



Code Change Recommended

- Staff would recommend that a similar subsection be added to the existing Parking Restrictions contained within Town Code §11-2-30:

“No person shall park or cause to be parked a vehicle on any portion of a residential property that is visible from a street or adjacent property unless such vehicle is parked upon a driveway on the property which is surfaced with asphaltic concrete, pavement bricks, cement concrete, or other material that is consistent with the dust control restrictions for parking surfaces under Town Code §5-10-5(D). For the purposes of this subsection, a vehicle shall not be deemed visible if it is completely enclosed within a six foot high solid wall with view-obscuring gates.”



Questions

- Does the Town Council desire to amend Town Code §11-2-30 to include a new subsection 16 adding language prohibiting parking on visible areas that are not part of the existing driveway on the property?
- Other Comments or Questions?

