

ORDINANCE NO. 2007-8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO OFF-STREET PARKING AND STORAGE OF MOTORIZED RECREATIONAL VEHICLES, TRAILERS, SEMI-TRAILERS AND COMMERCIAL VEHICLES ON PROPERTIES DEVELOPED WITH SINGLE-FAMILY RESIDENTIAL USES.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. The following new Section 9373.1 is hereby added to the Lakewood Municipal Code:

9373.1. OFF-STREET PARKING AND STORAGE OF MOTORIZED RECREATIONAL VEHICLES, TRAILERS, SEMI-TRAILERS AND COMMERCIAL VEHICLES ON PROPERTIES DEVELOPED WITH SINGLE-FAMILY RESIDENTIAL USES. This Section contains the rules governing the off-street parking and storage of motorized recreational vehicles, trailers and semi-trailers, as those terms are used in subsections L and R of Section 3251 of this Code, and commercial vehicles, on properties developed with single-family residential uses. In the event of any conflict between any provision contained in this Section and any other provision in this Code, the provision contained in this Section shall be controlling. However, this Section shall not be construed to allow parking or storage of any vehicle in any location on a single-family residential property which is not specifically allowed in this Section, and which is specifically prohibited by any provision located elsewhere in this Code. (As an example, no parking is allowed in a required front yard area.) On such properties, vehicles may be parked off-street as follows:

A. The parking or storage of motorized recreational vehicles, trailers or semi-trailers (collectively "such vehicles") shall be restricted to those vehicles which are operable, licensed to be driven on the street, and registered to the property on which such vehicles are parked or stored, unless otherwise authorized by law.

B. There shall not be a time limit on the parking or storage of any operable and licensed vehicle, in any location on residential properties where parking or storage is allowed, pursuant to this Section or any other provision contained in this Code.

C. Any such vehicle may be parked or stored in a driveway leading to a detached garage at the rear of a property, provided that it does not encroach within 16 feet of the front property line.

D. Any such vehicle may be parked or stored in a driveway leading to an attached one or two-car garage, provided that it does not encroach into the public right-of-way, and that it is parked or stored in such a manner that it allows at least one off-street parking space on the driveway for a passenger automobile.

E. On a corner lot, any such vehicle may be parked or stored in the side or rear yard facing a street, without being screened by a fence, provided that it is parked entirely on a paved surface, and that it does not encroach into the public right-of-way. The storage of camper shells, camper slide-ins, camper bodies and similar items in such area requires screening by a solid fence at least 5 ½ feet in height.

F. In a rear yard, such vehicles, and camper shells, camper slide-ins, camper bodies and similar items, may be stored without being screened by a fence, and without limitation on number or variety. On an interior lot, in a side yard, any such vehicle may be stored, provided that it is parked entirely on a paved surface, or screened by a solid fence at least 5 ½ feet in height. The storage of camper shells, camper slide-ins, camper bodies and similar items in such area requires screening by a solid fence at least 5 ½ feet in height.

G. Any such vehicle may be parked temporarily, in a driveway, where otherwise not allowed, for the purpose of loading or unloading, for a period not exceeding 72 hours, provided that it does not encroach into the public right-of-way.

H. Any trailer or semi-trailer parked off-street shall have its wheels appropriately secured to prevent it from rolling while it is unattended.

I. For the purposes of this Section, “driveway” shall include any paved area between an existing driveway leading to the required off-street parking area and the nearest property line; “paved” shall be deemed to include pavers.

J. The following types of licensed, operable commercial vehicles may be parked off-street, only in areas in which parking is allowed, provided that a commercial vehicle is either registered to the property at which it is parked, or associated through employment with an occupant of such property: (i) Motorized commercial vehicles with a curb weight (excluding passengers or loads) not exceeding 6,000 pounds; and (ii) trailers with a curb weight not exceeding 2,500 pounds and a length not exceeding 20 feet.

K. The terms and descriptions contained in this Section correspond to the drawings and other information contained in the materials provided to the City Council in conjunction with the adoption of the Ordinance enacting this Section, copies of which materials are available in the office of the Director of Community Development.

L. A Lakewood resident may apply for a permit to allow the parking of a vehicle in an off-street location in which parking is otherwise not allowed by this Section, pursuant to the process, and subject to the criteria, established by the City Council.

SECTION 2. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the

provisions of this Ordinance are severable, and if for any reason any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the City as established by ordinance. This Ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this ___ day of _____, 2007, by the following roll call vote:

	Ayes	Nays	Absent
Council member Croft	_____	_____	_____
Council member Esquivel	_____	_____	_____
Council member Rogers	_____	_____	_____
Council member Van Nostran	_____	_____	_____
Mayor DuBois	_____	_____	_____
