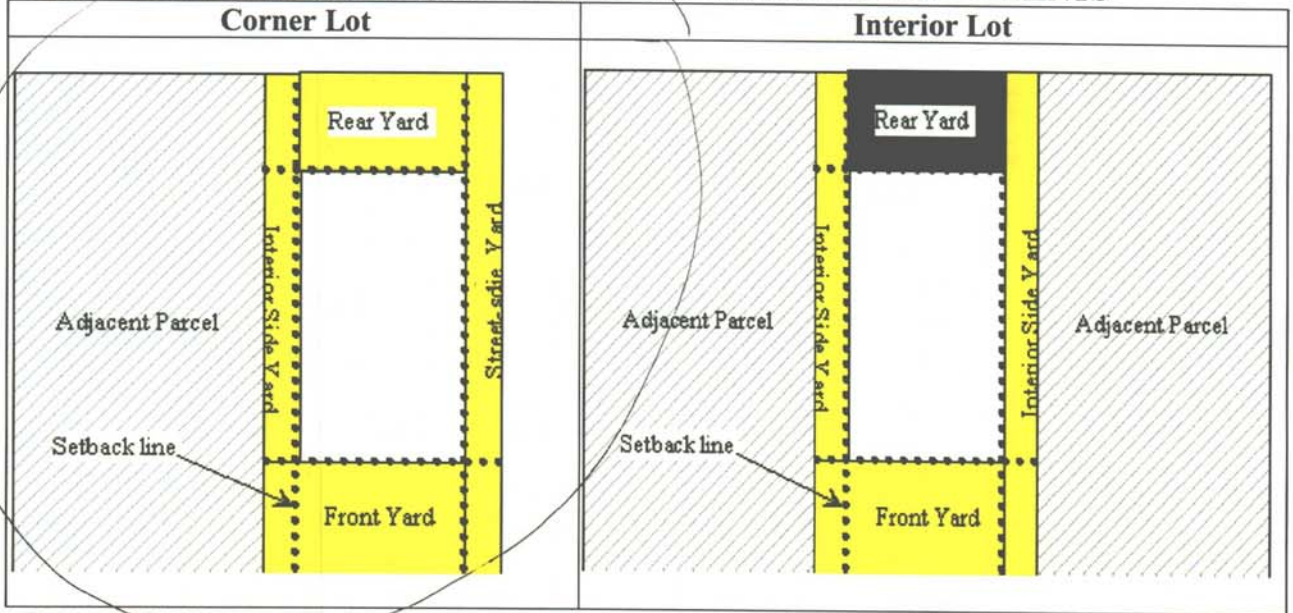
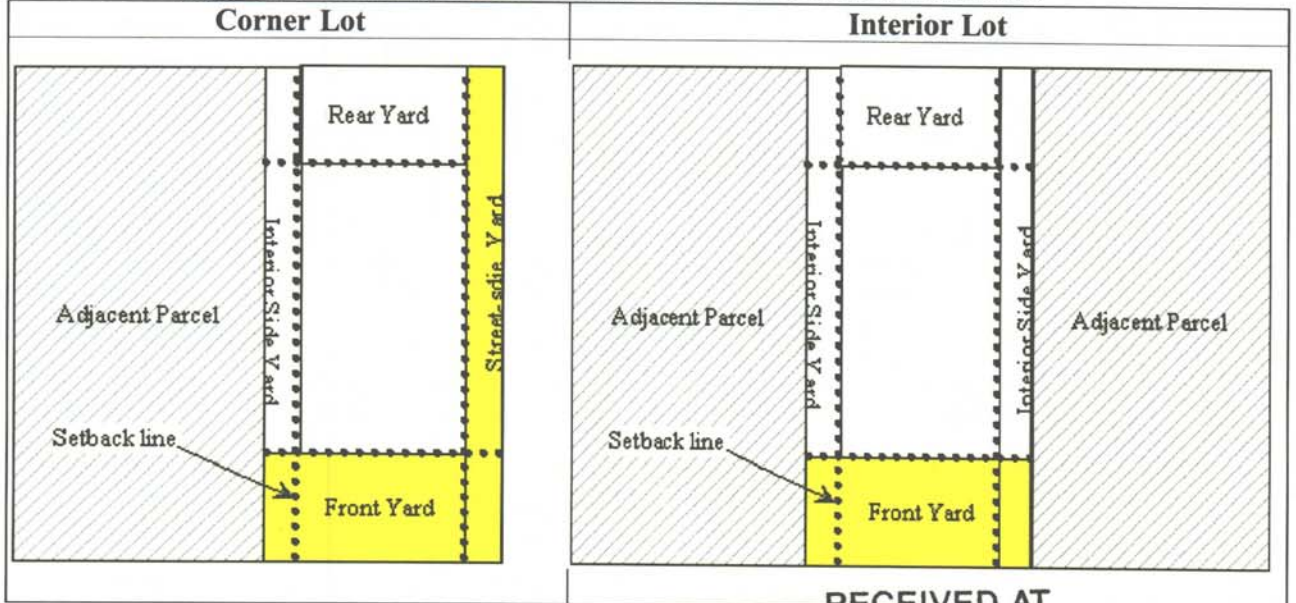


KEY	PERMITS REQUIRED FOR PARKING IN REQUIRED YARDS
	<b>Zoning Certificate</b> (allowed by right) if location and screening standards met.
	<b>Administrative Use Permit</b> subject to review and approval by the Zoning Officer. Per Zoning Adjustments Board policy, approval of parking within the front yard setback may be allowed in the Hillside District only.
	<b>Variance</b> subject to review and approval by the Zoning Adjustments Board. Approval unlikely given stringent required findings for a Variance.

**GRAPHIC (1) PERMITS REQUIRED WITHOUT PROPOSED AMENDMENTS**



**GRAPHIC (2) PERMITS REQUIRED WITH PROPOSED AMENDMENTS**



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**Section 23D.12.080 Site Location and Screening of Parking Spaces and Driveways**

A. No portion of an off-street parking space may be located in the required yard abutting a street, unless such location is authorized by an AUP, approved by the Traffic Engineer, and meets all of the requirements in this section.

B. No off-street parking space shall be located closer than ten feet in horizontal distance from a door or a window of any building containing three or more dwelling units, which is located on the same or approximately the same level, unless authorized by an AUP. For the purposes of this section, a window whose bottom edge or point is more than six feet in vertical height from the level of the subject off-street parking space shall not be considered on the same or approximately the same level.

C. The difference in elevation between an off-street parking space and the finished grade on adjacent areas of the lot shall not exceed five feet at any point. Where such difference in elevation is greater than three feet and the parking space is lower than finished grade, the space shall not be located closer than four feet to any lot line. Where the space is higher than finished grade it shall not be located closer than six feet to any lot line. This section does not apply to parking decks.

D. The total area of pavement devoted to off-street parking spaces, driveways and other vehicle-related paving shall not exceed 50% of any required yard area which abuts a street.

E. Screening must be provided for two or more off-street parking spaces in a manner that effectively screens parked vehicles from view from buildings and uses on adjacent, abutting and confronting lots. Such screening must consist of a continuous view-obscuring wood fence, masonry wall or evergreen hedge, not less than four feet, and not more than six feet in height, which may be broken only for access driveways and walkways.

F. All paved areas for off-street parking spaces, driveways and any other vehicle-related paving, except for pedestrian walkways that are separated from such areas by a landscaped strip at least two feet wide, must be separated from any adjacent rear or interior side lot line by a landscaped strip at least two feet wide.

G. In the case of parking areas of four or more off-street spaces, the parking area must be separated from an adjacent rear or interior side lot line by a landscaped strip which averages at least four feet in width along the applicable property line.

H. No driveway may exceed 20 feet in width at any property line abutting a street or one-half of the width of the street frontage of the lot, whichever is less.

I. Driveways must be spaced at least 75 feet from one another, as measured along any continuous property line abutting a street for each lot in any residential District. (Ord. 6848-NS § 5 (part), 2005; Ord. 6478-NS § 4 (part), 1999)

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