

Sec. 15-134. - Special vehicles, recreational vehicles and other vehicle storage or parking in single-family zoned districts.

(a) *Definitions:*

Distinguishable border shall mean a permanent curbing of concrete, wood or brick, which shall form a perimeter at least one foot greater than the stored or parked vehicle. All area within said curbing shall be filled in with concrete, asphalt, paving stones, brick, gravel, or crushed rock.

Improved driveway shall mean a location that is built of concrete or asphalt and is in the required front yard.

Main structure shall mean a building in which the principal use of the lot on which it is located is conducted.

Mobile home/trailer coach shall mean any registered vehicle within the State of Texas having no foundation other than wheels and so designed and constructed as to permit occupancy for dwelling or sleeping purposes, and so used, or a house trailer that is used as a permanent residence and is not capable of being moved without a state permit from the Texas Department of Transportation and does not have the ability to be self-propelled; and shall abide by Chapter 7—Licenses and Business Regulations, Section 7-125, of the Code of Ordinances of the City of Lewisville, Texas.

Parking surface (PAD) shall mean a location that is built as concrete or asphalt located in the required front yard setbacks or built as concrete, asphalt, paving stones, brick, gravel, or crushed rock with a distinguishable border with dimensions of one foot greater than the exterior dimensions of the vehicle being stored or parked, located in other areas of the property except front yard setbacks.

Recreational vehicle shall mean any vehicle used for leisure-time activity or entertainment.

Required front yard shall mean a "yard" that extends along a lot line and at right angles to such a lot line to a depth or width specified in the yard regulations of the zoning districts in which such building is located.

Special vehicle shall mean any camper, travel trailer, mobile home/trailer coach, bus, boat or any other special or recreational vehicle.

Vehicle shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a street or highway, except devices moved exclusively by human power.

(b) *[Unlawful parking.]* It shall be unlawful for any person to park or allow to be parked on any property under his/her control any vehicle, including recreational or special vehicles, as defined herein, on any portion of a lot in any single-family, attached or detached, or two-family zoned district, except by compliance with the following:

(1) No special vehicle or recreational vehicle may be parked or stored on public streets, easements, or rights-of-way, except as stated in Chapter 15—Traffic and Vehicles,

Section 15-133—Parking buses, recreational vehicles, trailers, etc., on public streets, of this Code.

- (2) No part of a special vehicle or recreational vehicle may extend over a public right-of-way.
- (3) No special vehicle, recreational vehicle, or other vehicle stored on a single-family, attached or detached, or two-family zoned district lot, may be used for housekeeping, living, sleeping quarters, storage, or office use.
- (4) All vehicle licensing and registration shall comply with state laws relating to Abandoned Motor Vehicles, V.T.C.A. 4477-9a, as it now exists or may hereafter be amended.
- (5) Stored special vehicles, recreational vehicles, and all other vehicles shall be secured with wheel-stops or maintained so as not to present a safety problem.
- (6) Special vehicles, recreational vehicles, and all other vehicles shall be stored or parked on an all-weather parking surface pad with a distinguishable border. Gravel or crushed rock may be used in the side or rear yards and shall have a distinguishable border. All access drives and parking areas in the required front yard shall be concrete or asphalt, with the exception of existing legal nonconforming, all-weather driveways. All access drives behind the required front yard shall be constructed of concrete, asphalt, paving stones, brick, gravel, or crushed rock. It shall be unlawful for any owner of property used for detached single family or duplex residential use to allow a driveway or parking surface in the required front yard setback to exceed 27 feet in width on lots 60 feet wide or greater or 45 percent of the lot width for lots less than 60 feet in width. For purposes of this requirement, the lot width shall mean the width of the lot measured at the front yard setback. In no case shall the parking or driveway area cover more than 45 percent of the required front yard of the lot. Driveways shall be paved with concrete except that expansion of an existing driveway may be with concrete or a continuation of an existing non-conforming material adjacent to the side of the driveway being expanded, provided that the total parking area complies with the width requirement herein and not more than 45 percent of the required front yard shall be used for parking. Access drives and parking surfaces shall be maintained in good repair at all times. A permit is required for all driveway and parking surface improvements.
- (7) Special vehicles, recreational vehicles and vehicles in excess of 22 feet in length shall be stored behind the required front yard.
- (8) All parking in the required front yard shall be on an all-weather parking surface pad, provided that access to the pad is in compliance with subsection (6) hereinabove. The all-weather surface shall be one foot greater than the exterior dimensions of the vehicle being stored or parked, with a distinguishable border.
- (9) All special vehicles, recreational vehicles, and vehicles exceeding the minimum of 22 feet in length shall have a minimum setback of ten feet from the main structure.
- (10) No parking is allowed in the front yard unless there is access from a legal front-entry driveway.

(Ord. No. 1808-6-93, § V, 6-7-93; Ord. No. 3405-01-2007, § 3, 1-22-07)