

**17.17.055.B.; Or, in cases where pavement surfacing has been constructed to provide parking in conformance with Section 17.16.020.D.7 (parking in “other yards”) prior to the adoption of section 17.17.055, such parking shall be considered a legal non-conforming use, and may continue. Vehicle parking on pavement or other surfacing added outside the driveway area to access such parking in “other yards” does not meet the definition of a driveway per section 17.17.055.B. and shall not be deemed a non-conforming use.**

Parking and Driveway Standards to ensure adequate space for vehicle parking on the driveway and adjacent parking pad.

2. The parking pad shall meet minimum depth requirements of the Parking and Driveway Standards (typically 18.5 feet) and vehicles may not be parked to overhang the sidewalk or property line into the public right-of-way.

3. The parking pad space shall be surfaced with alternative paving to achieve aesthetic and environmental objectives. Examples of alternative paving surfaces, include, but are not limited to: interlocking pavers, eco-block, porous AC paving, or cobblestone. Parking pads for single car garages and single car parking established prior to the adoption of this section may be exempted from this requirement.

4. Vehicle circulation. There shall be adequate driveway ramp access such that vehicles can access the parking pad location from the public right-of-way without crossing over sidewalk area or other public improvements outside of the driveway ramp area including transitions.

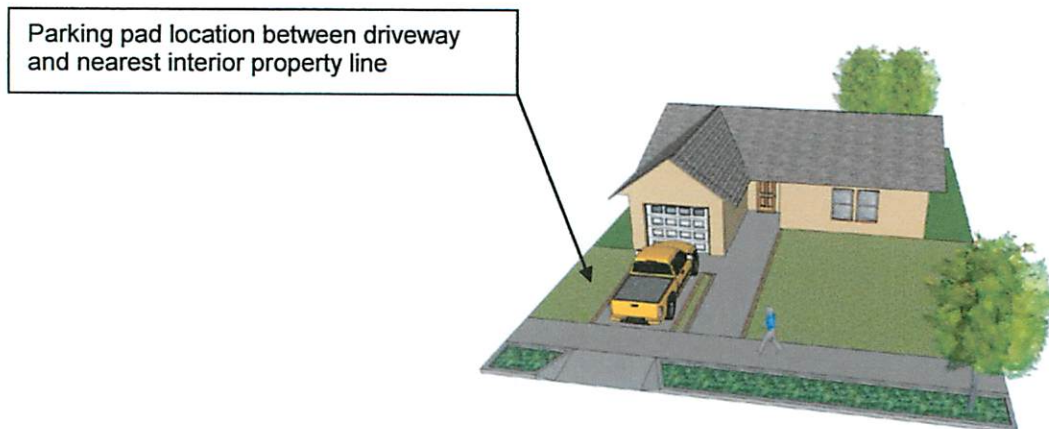


Figure 9.7f. Single car driveway

#### E. Legal Non-conforming front yard parking

1. In cases where permits have been granted prior to allow parking in the front yard area that is not in conformance with Section



Figure 9.7d. Vehicles parked partially on driveway (straddling) are illegally parked

3. Vehicles may not be parked diagonally or in any other configuration which would require vehicle circulation outside the width of the driveway area except as provided in 17.17.055.B.3.(tandem parking), see Figure 9.7e, below.

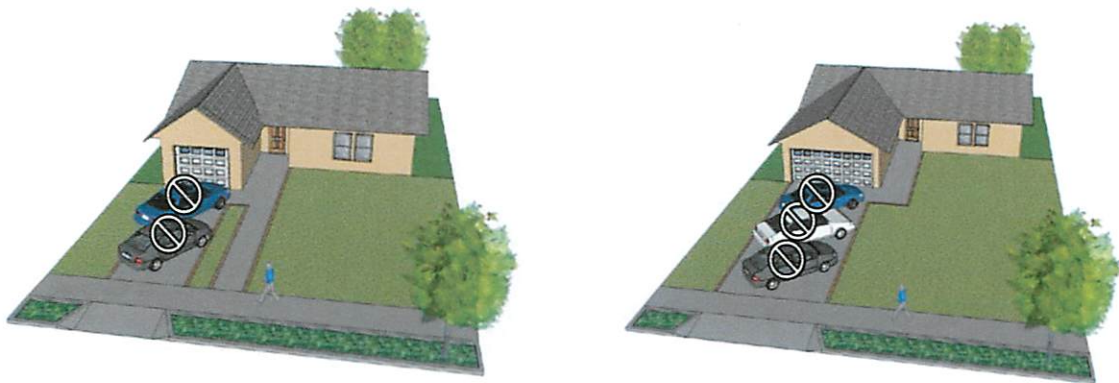


Figure 9.7e. Diagonally parked vehicles are illegally parked

#### D. Single Car Garages and Single Car Parking

Residential properties which have parking configurations of a single car garage or parking pad between the driveway and the nearest interior property line upon approval single car surface parking similar to Figure 9.7f, below, may establish an additional of a construction permit and conformance with the following requirements:

1. The parking pad shall meet minimum parking space dimensions of





Figure 9.7b. Examples of allowed front yard parking for typical two-car garage and side loaded two-car garage. Vehicles are parked in driveway within area leading to approved parking in garage.

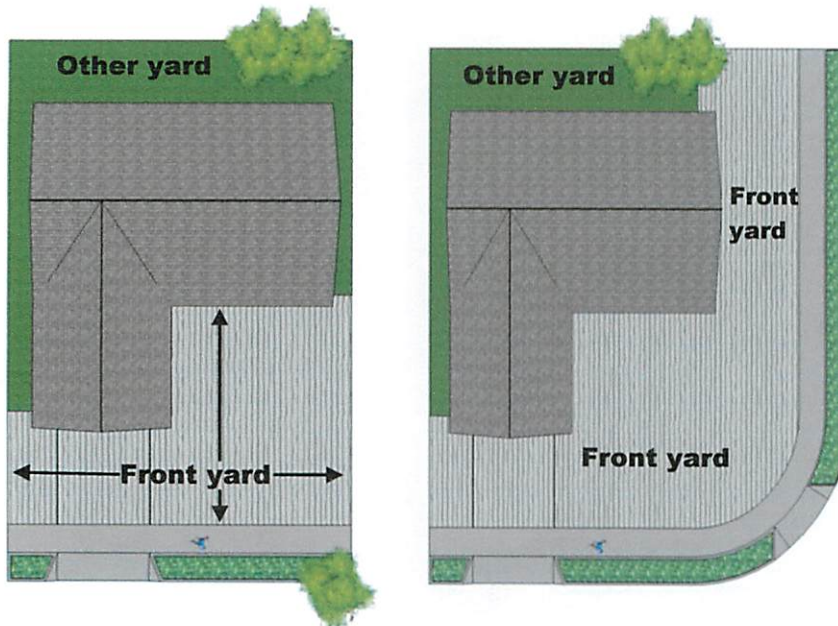
### C. Prohibited Front Yard Parking.

1. Vehicles shall not be parked outside the driveway width area leading to garage spaces or other approved parking or in any other manner inconsistent with 17.17.055.B. Vehicle parking next to driveways, whether paved or unpaved is prohibited. (see Figure 9.7c & 9.7d, below).

Figure 9.7c. Examples of prohibited front yard parking for typical two-car garage and side loaded two-car garage. Vehicles next to driveway and over sidewalk are illegally parked.

2. Parking where vehicles are “straddling” or are partially on the driveway and partially on an unpaved or paved surface next to the driveway is prohibited (Figure 9.7e, below).

**Figure 9.7a**



**B. Allowed Front Yard Parking.** Vehicles parked in front yard areas of residential lots shall conform to all of the following requirements:

1. Vehicle parking is permitted on driveways leading to garage parking, or other approved off-street parking spaces.
2. Vehicles may only be parked in areas within the driveway width established to serve approved parking spaces as defined in City Parking and Driveway Standards. Vehicle parking on pavement or other surfacing added outside the driveway area does not meet the definition of a driveway. (See figure 9.7b, below for examples of allowed front yard parking). Vehicles shall be parked completely within the driveway surface with all tires completely on the driveway surface.
3. Vehicles may be parked in tandem (one vehicle behind another) provided there is sufficient space that no part of the vehicle overhangs the property line or sidewalk.

This is San Luis Obispo's parking ordinance. SLO's regulations are much clearer and appear to be more enforceable than Lompoc's ordinances.

Terry Hammons

**17.17.050 Front yard paving.**

No more than 50% of any residential front yard (see definition of "front yard"), not to exceed 26 feet in width, may be covered by concrete or any other impervious material, including driveways, patio areas, walkways, and other landscape features. Exceptions to this standard can be granted through the Administrative Use Permit process, should the proposed paving be compatible with the neighborhood. (Ord. 1412 – 2002 Series)

**17.17.055 Front Yard Parking**

**A. Purpose and Application**

1. The purpose of these regulations is to preserve the residential character of streetscapes in the City's neighborhoods. The expansion of parking in front yard areas off driveways, interferes with the pattern of building masses and open areas within neighborhoods, creates vehicle clutter, and results in excessive vehicle parking, which has the effect of creating small parking lots in front yard areas which are intended to remain as open areas within neighborhoods.
2. These regulations apply to vehicle parking within the front yard areas as defined in Section 17.100.F. and shown in Figure 9.7a, below. No person shall stop, park, or leave standing any vehicle, whether attended, or unattended, unless consistent with the provisions of this section.