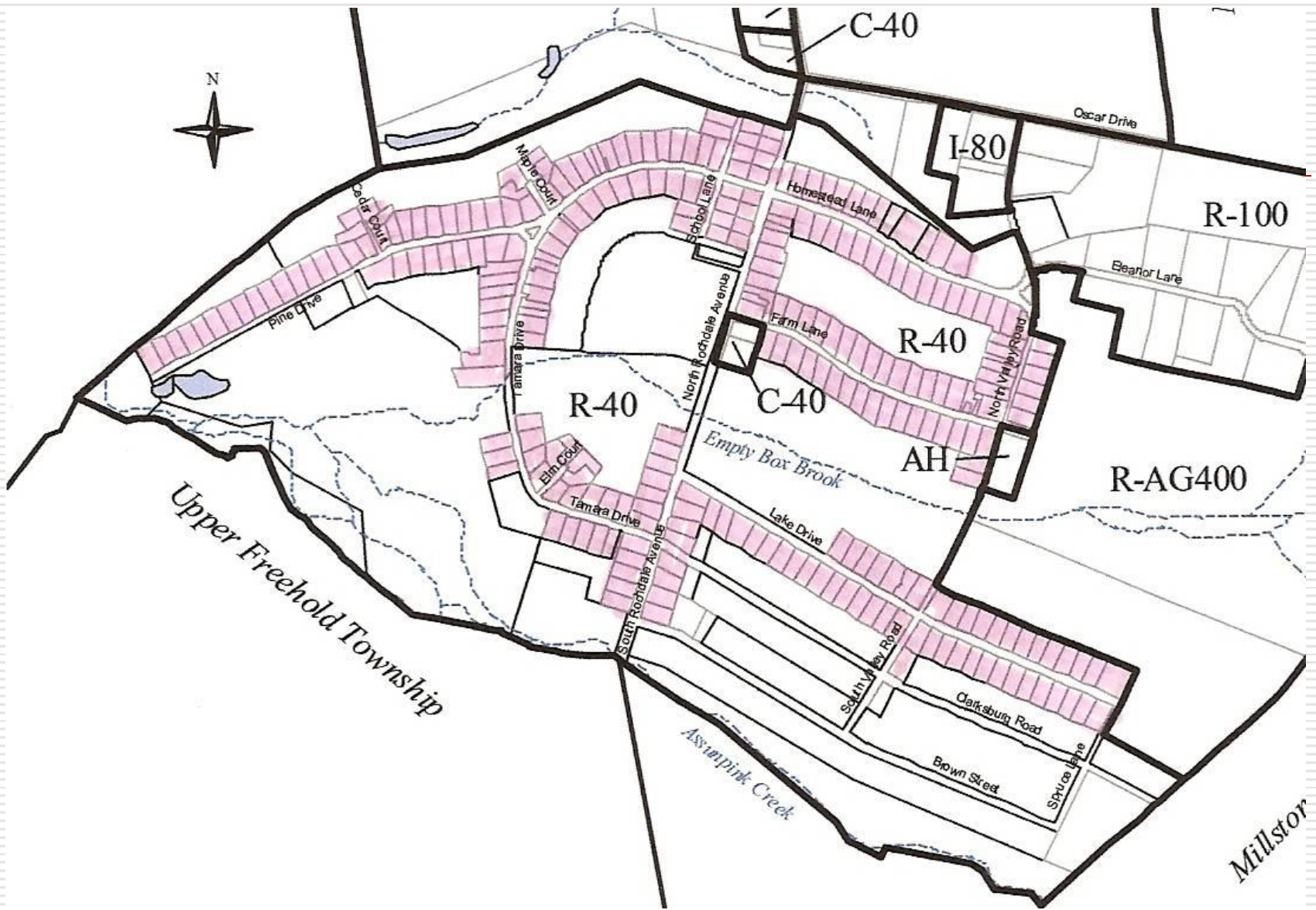


# Proposed Residential Parking Ordinance

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Borough of Roosevelt  
November 2006



R-40 Zone Residential Lot Map

# Presentation Outline

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- ❑ Current Ordinance Provisions  
(adopted in 1990)
  - ❑ Some Currently Non-conforming  
Conditions
  - ❑ Evolution of Residential Parking Needs  
(1937 to 2006)
  - ❑ Summary of Current Problems
  - ❑ Proposed Solutions
-

# Current Ordinance Provisions

(adopted in 1990)

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- Where parking may be located on residential lots
  - Surface material required
  - Type or size of vehicles
  - Maximum driveway width
  - Maximum yard or lot coverage
-

# Where parking may be located

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- ❑ In front yard (no permission required)



Currently Permitted (Detached)



Currently Permitted (Attached)

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# Where parking may be located

---

- ❑ In front yard (no permission required)



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Currently Permitted (Bi-Level)

# Where parking may be located

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- ❑ In front yard (no permission required)



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Currently Permitted (2 Storey)



Side Yard Parking Currently Permitted  
(with Planning Board approval)



# Where parking may be located

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- ❑ Boats over 14 feet in side or rear yard only



Currently Permitted (Boat in Side Yard)

# Surface material required

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- Gravel
  - Stone
  - Blacktop or equivalent
-

# Type or size of vehicles

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- ❑ Cars, vans or trucks under 9,000 pounds (gross vehicle weight)
  - ❑ One vehicle 9-18,000 gvw (only with Planning Board approval)
  - ❑ Commercial vehicles not actively used in commerce while parked
  - ❑ No unregistered or unmovable vehicles
-

# Size or type of Vehicle

One vehicle between 9-18,000 lbs. gvw

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Currently Permitted (RV in Front Yard)



# Maximum driveway width

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- ❑ 20 foot average width
- ❑ 20 foot maximum at street



Currently Permitted (Detached)

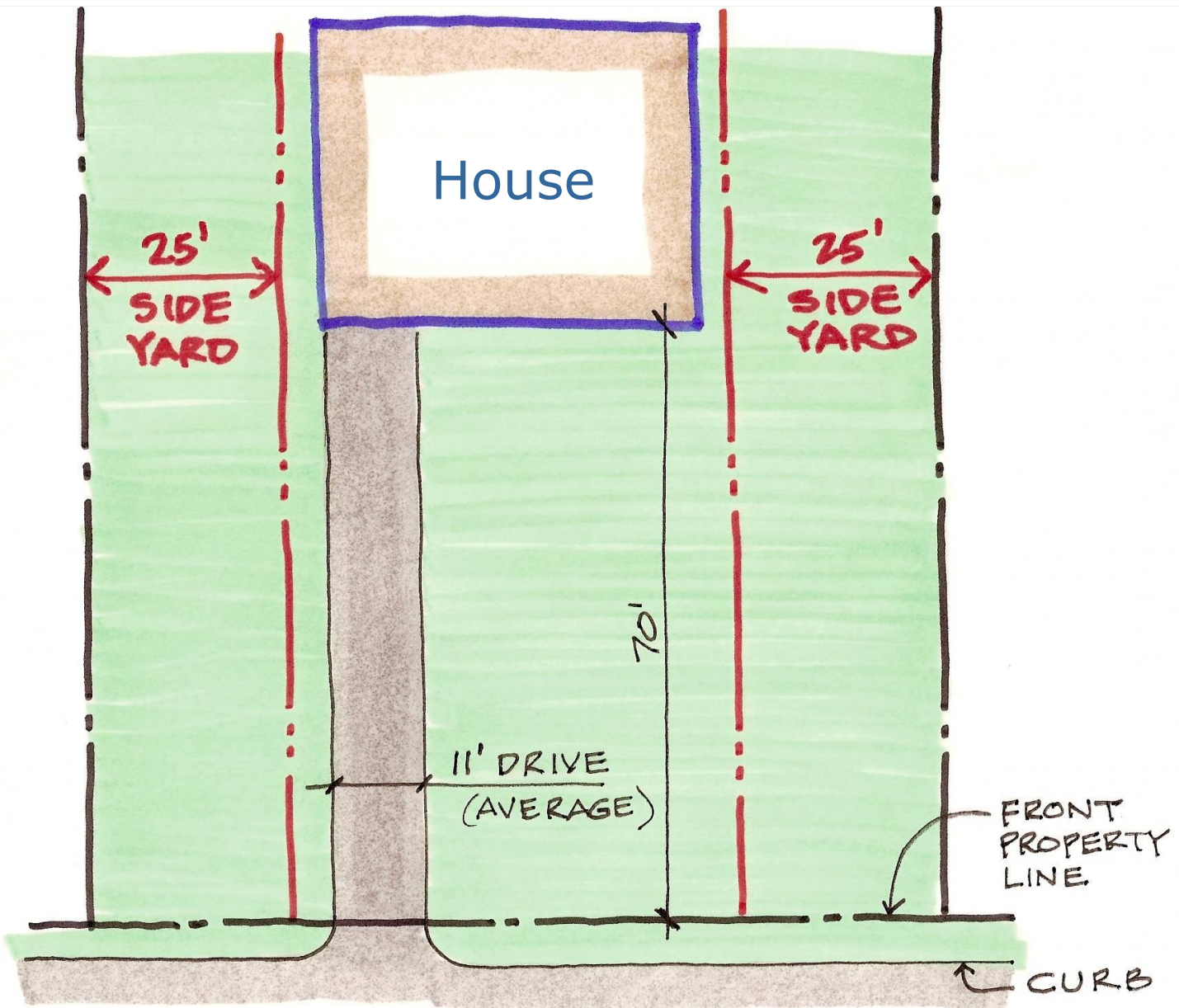


Currently Permitted (Attached)

# Maximum yard or lot coverage

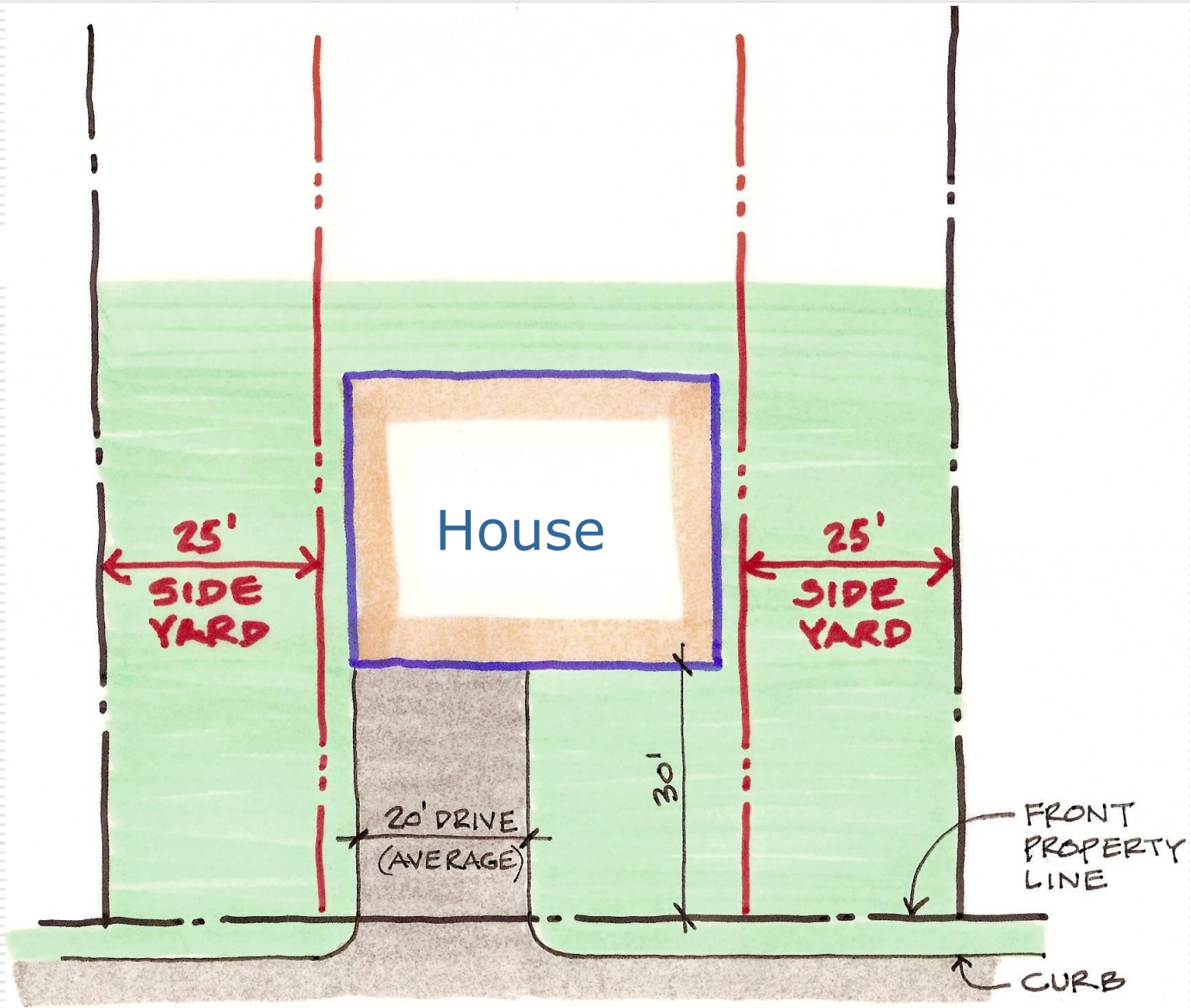
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- ❑ 20% of front yard area or
  - ❑ 750 square feet (whichever is greater)
-



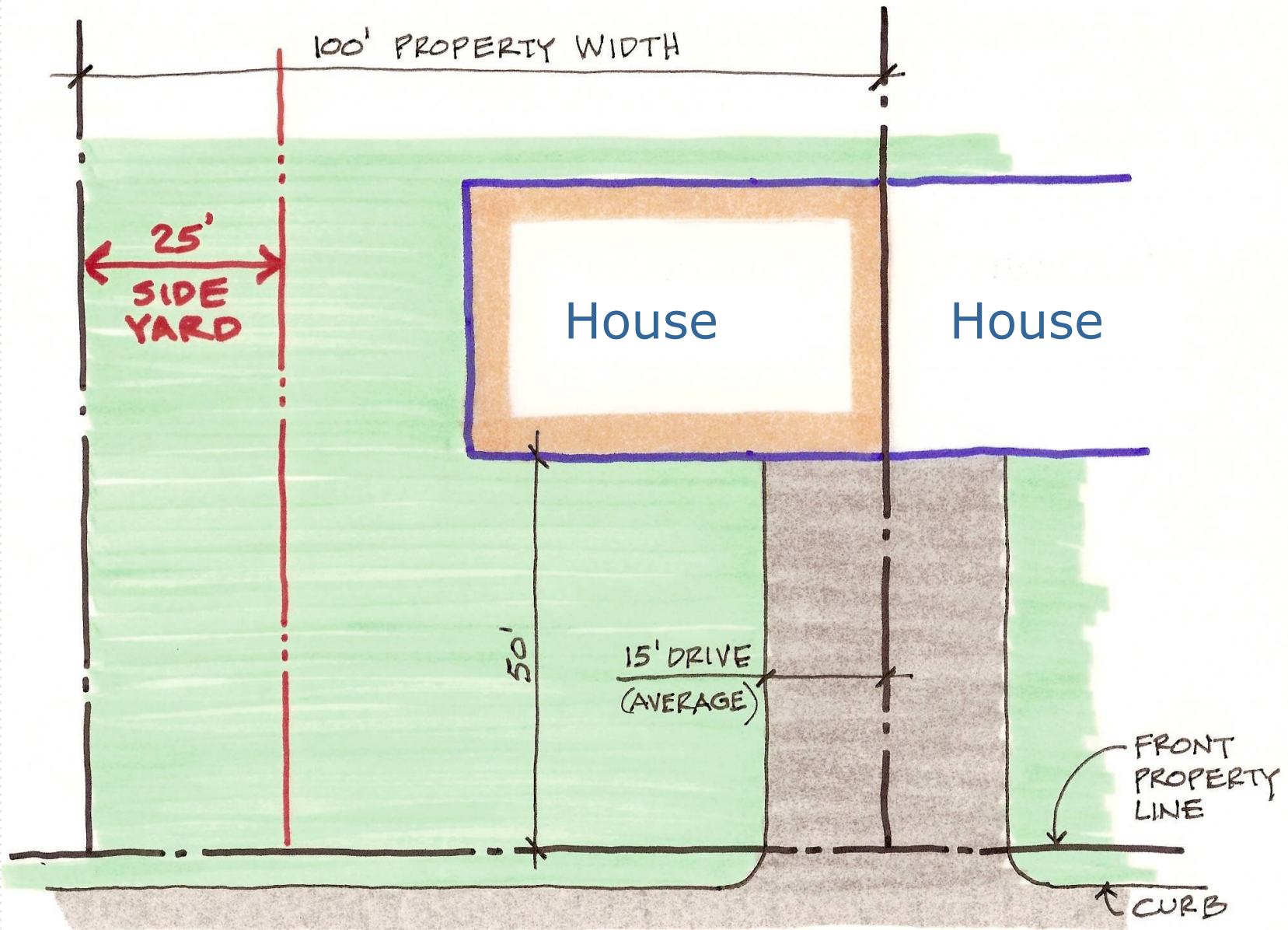
Currently Permitted Driveway Area for Detached House on Std. Lot  
(with 70' setback from street, driveway area is limited to 750 sq. ft.)





Currently Permitted Driveway Area for Detached House on Std. Lot  
(with 30' setback from street, driveway area is limited to 600 sq. ft.)





Currently Permitted Driveway Area for Attached House on Std. Lot  
(with 50' setback from street, driveway area is limited to 750 sq. ft.)

# Some Currently Non-conforming Conditions

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- Parking in non-permitted areas
  - Grass or dirt parking surface
  - Over-size driveway width
  - Yard coverage exceeded
  - Over-size or unregistered vehicles
-

# Parking in non-permitted areas

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- ❑ Parking within side yard



Currently Not Permitted

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Currently Not Permitted





Currently Not Permitted



Currently Not Permitted





Currently Not Permitted

# Parking in non-permitted areas

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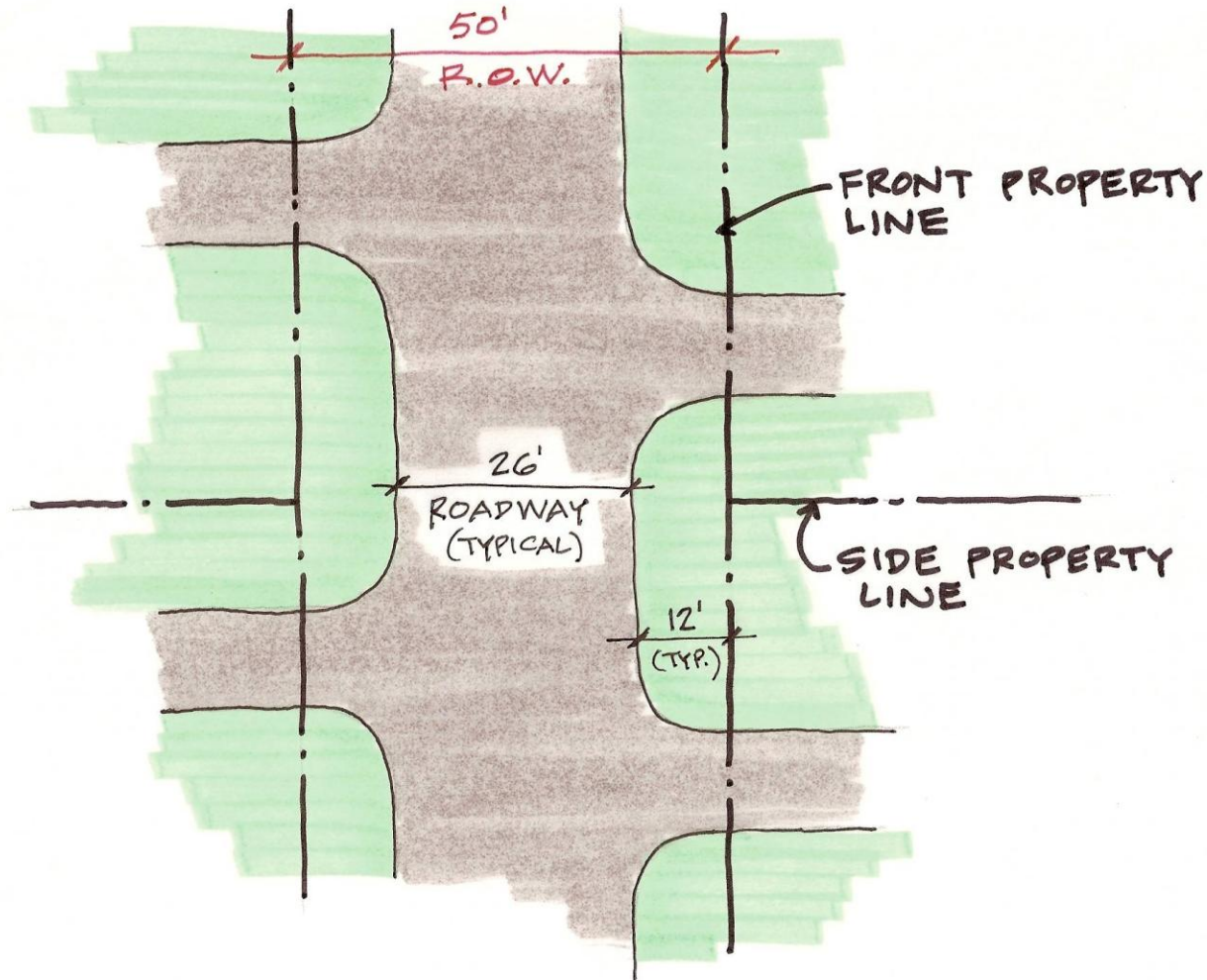
- ❑ Parking within the public Right-of-Way





# Parking in non-permitted areas

(Diagram of typical right-of-way)





Currently Not Permitted





Currently Not Permitted





Currently Not Permitted





Currently Not Permitted





Currently Not Permitted

# Grass or dirt parking surface

---







Currently Not Permitted





Currently Not Permitted





Currently Not Permitted





Currently Not Permitted





Currently Not Permitted



# Over-size driveway width and/or yard coverage exceeded

---



Currently Not Permitted

---



Currently Not Permitted





Currently Not Permitted





Currently Not Permitted





Currently Not Permitted



Currently Not Permitted





Currently Not Permitted

# Evolution of Residential Parking Needs (1937 to 2006)

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- ❑ More vehicles per family
  - ❑ Original garages too small for some vehicles
  - ❑ Many original garages converted to living space
  - ❑ More need to “jockey” vehicles
  - ❑ More boat trailers, RVs, etc.
-



# Summary of Current Problems

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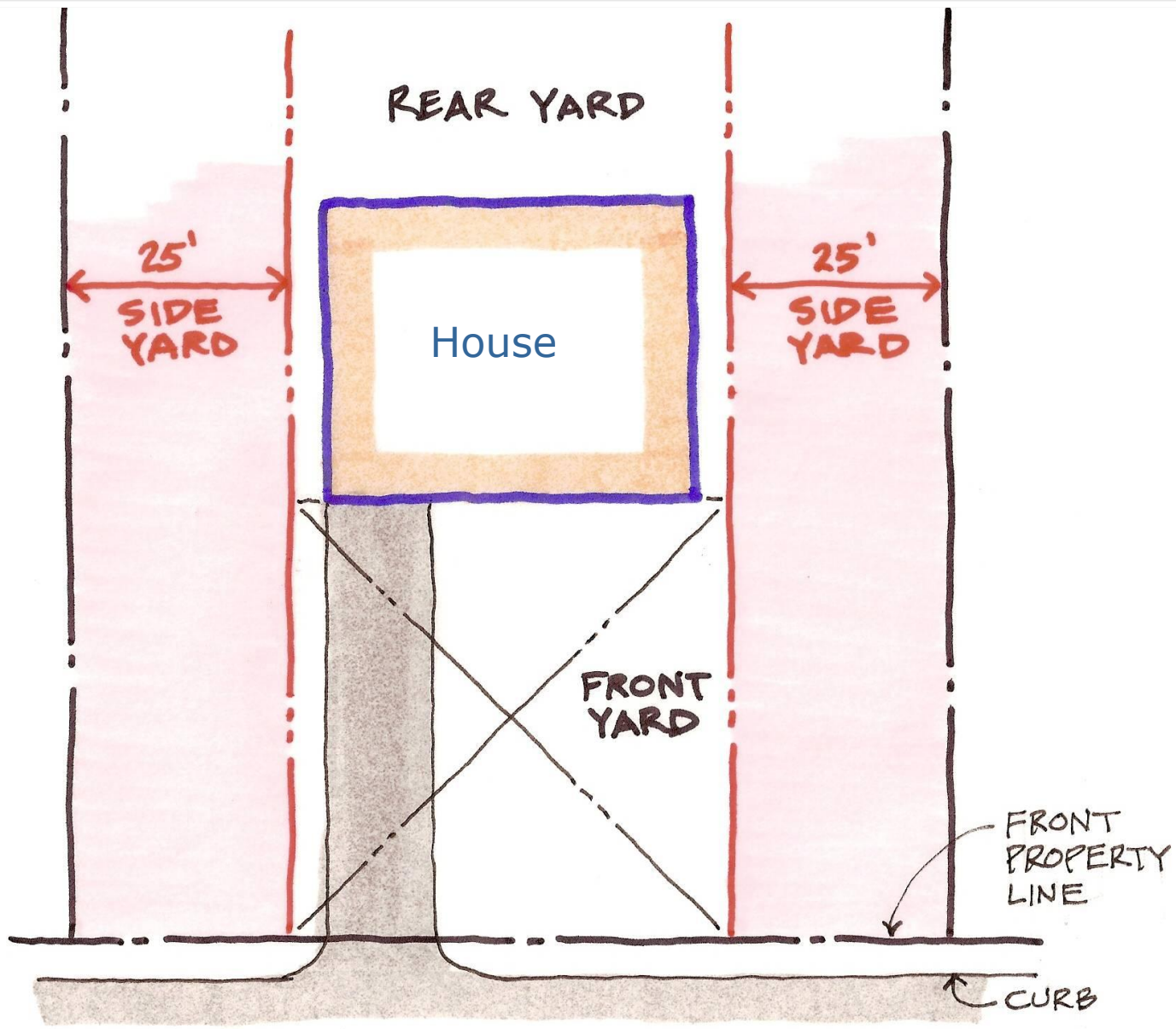
- ❑ Too many vehicles parked in street
    - Constricted traffic lanes create safety concerns for pedestrians & bicyclists
  - ❑ Too many vehicles parked on lawns or dirt
  - ❑ Too many vehicles parked in the public right-of-way
  - ❑ Too many overly-wide driveways or parking areas
  - ❑ Streetscape aesthetics are being negatively impacted
-

# Proposed Solutions

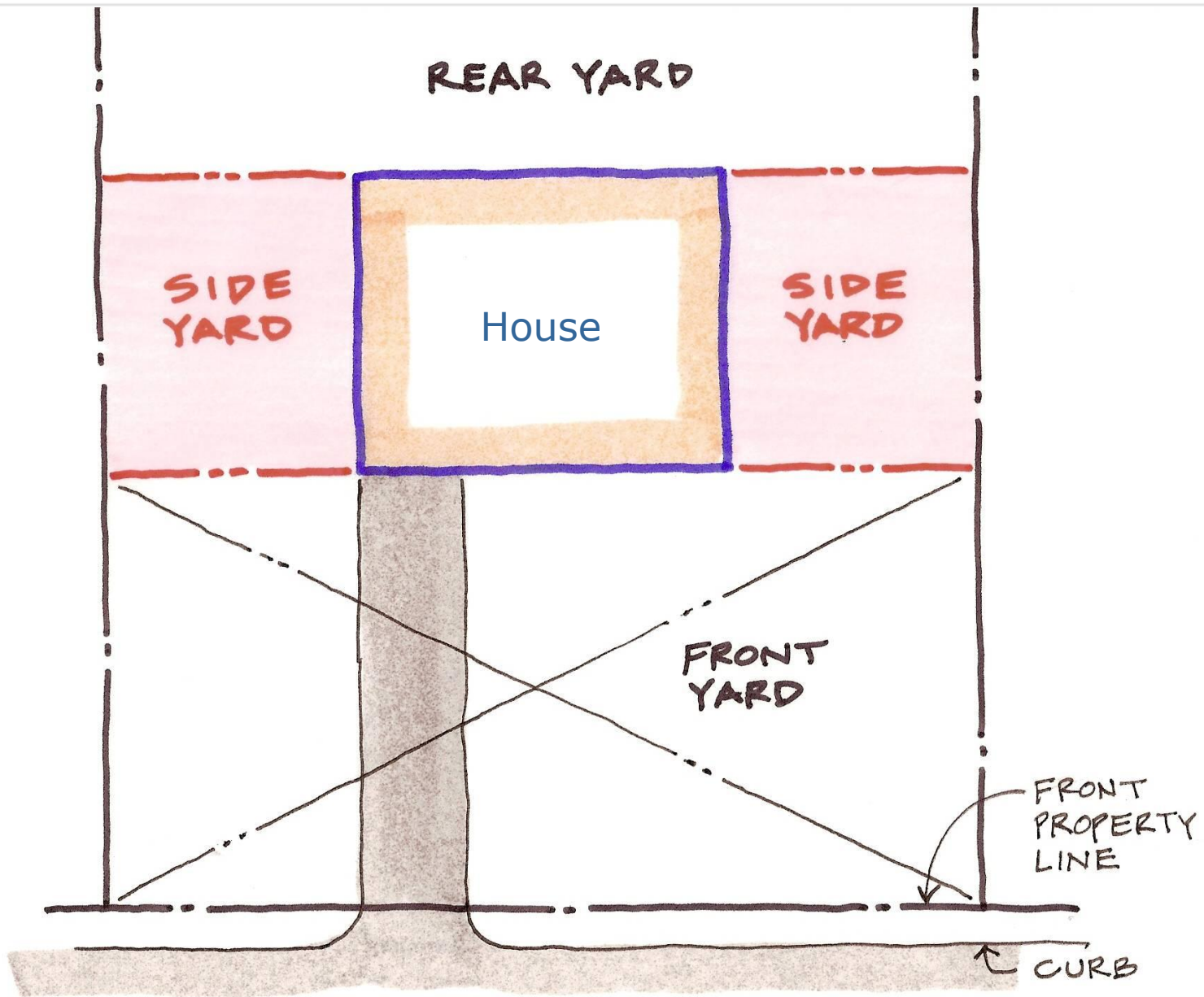
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- ❑ Redefine/increase front yard parking limits
  - ❑ Allow use of side yard for additional parking of vehicles, boats & RVs
  - ❑ Clarify permitted driveway configuration at street
  - ❑ Enforce all regulations (on private property and in the public right-of-way)
-



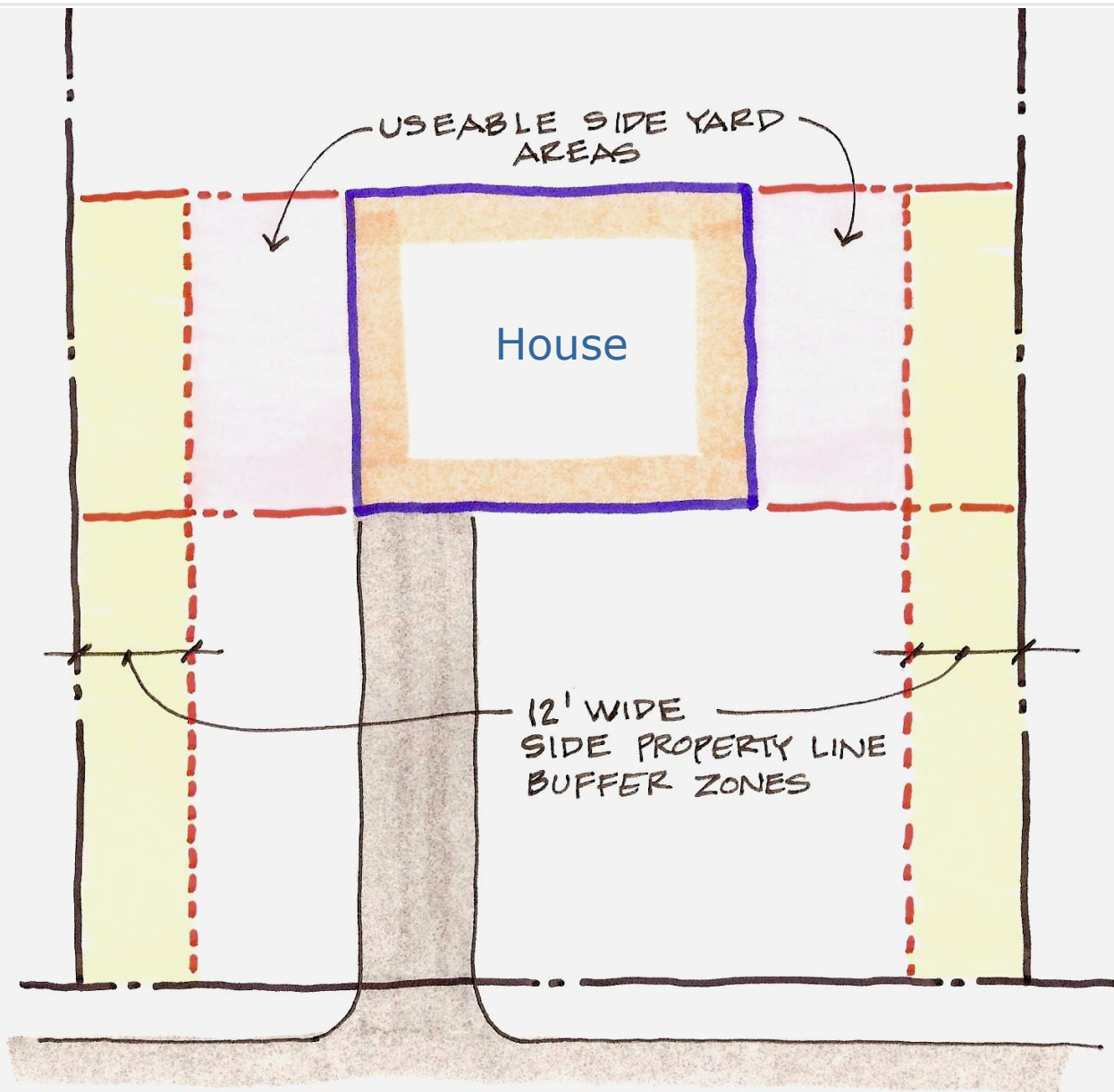


Currently Defined Yards for Detached House on Std. Lot

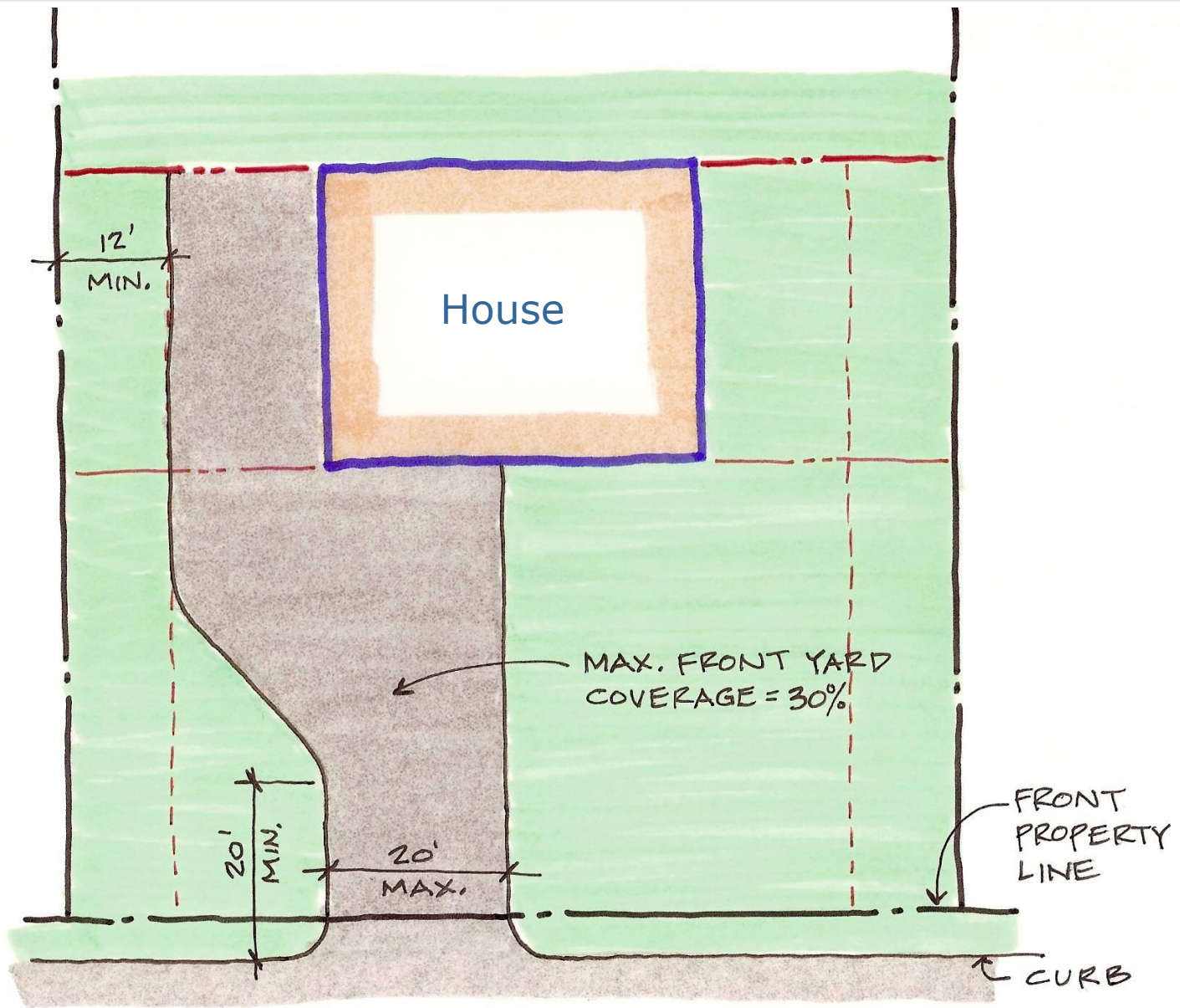


Proposed Redefinition of Yards for Detached House on Std. Lot



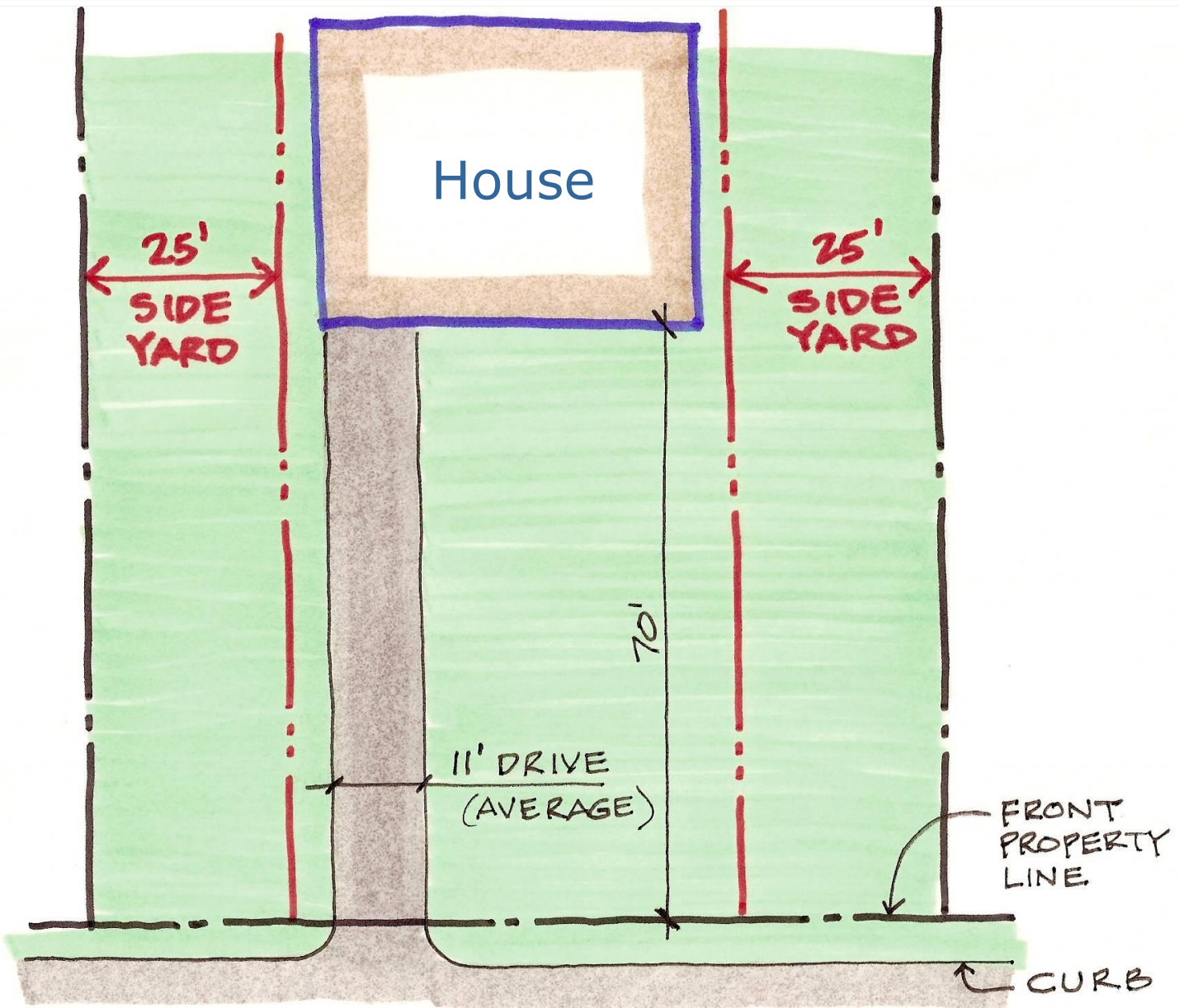


Proposed Side Buffer Zones for Detached House on Std. Lot

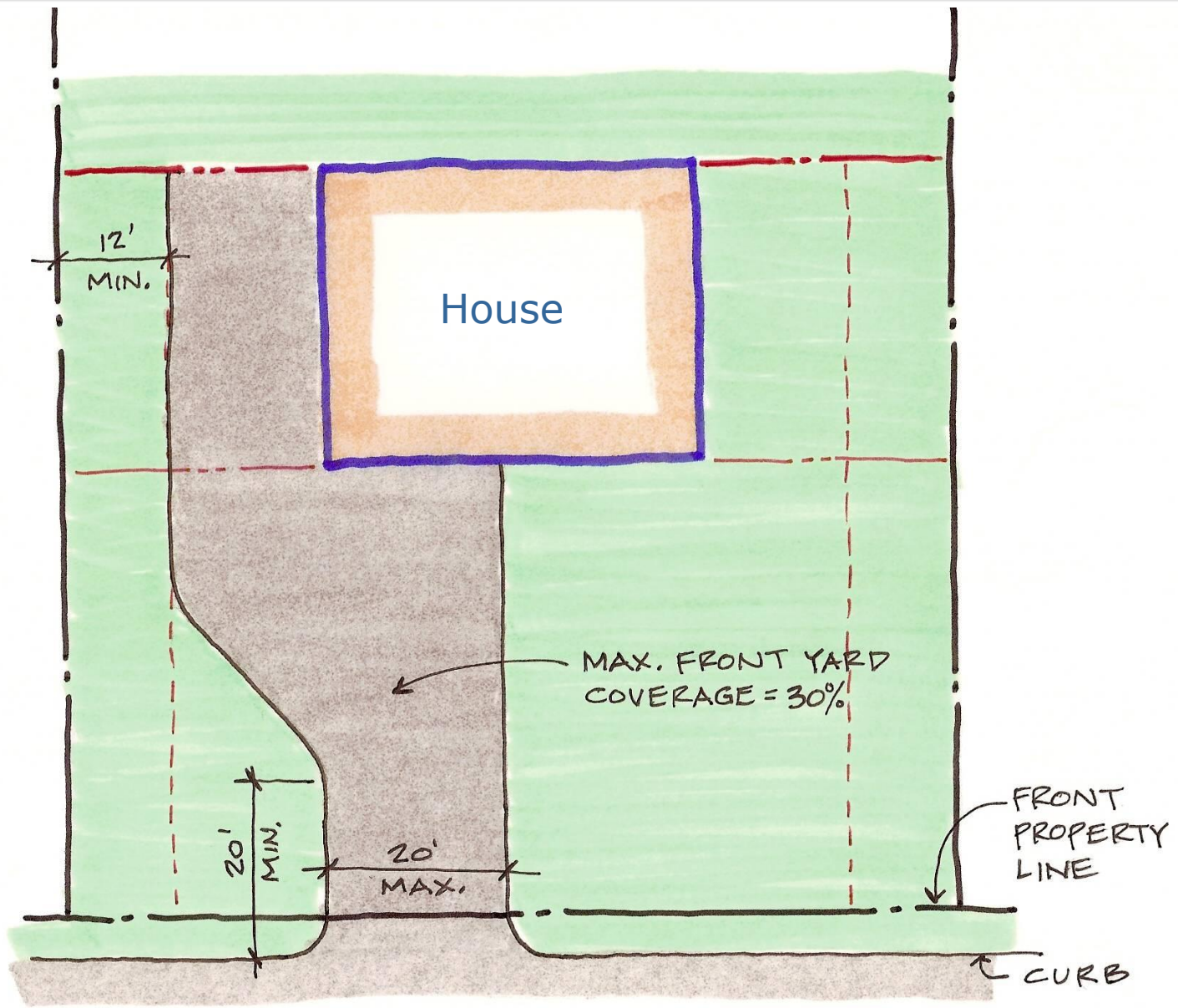


Proposed Allowable Parking Area for Detached House on Std. Lot  
 (approx. 2,000 sq. ft. for a house setback 50' from street)



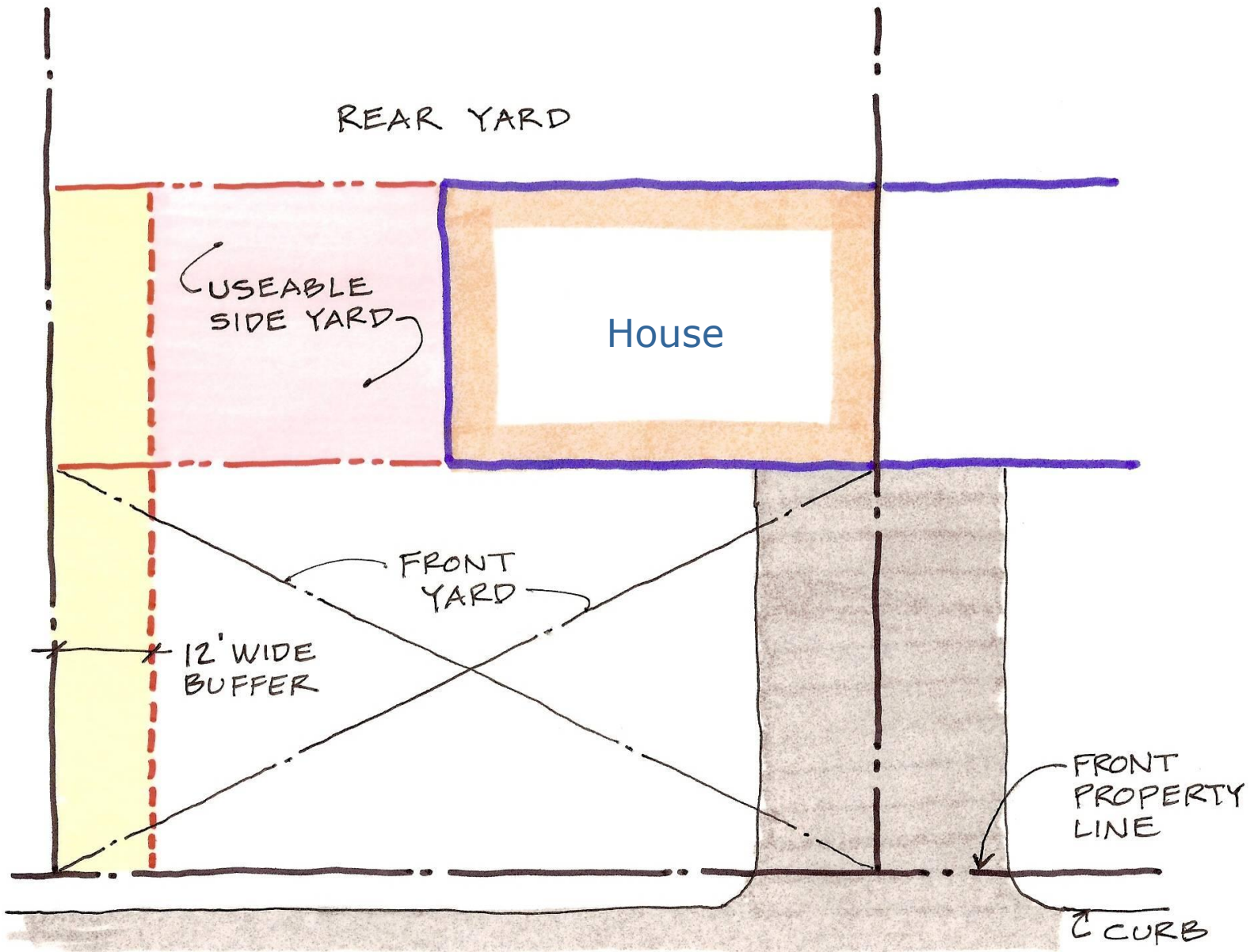


Currently Permitted Driveway Area for Detached House on Std. Lot  
(with 70' setback from street, driveway area is limited to 750 sq. ft.)

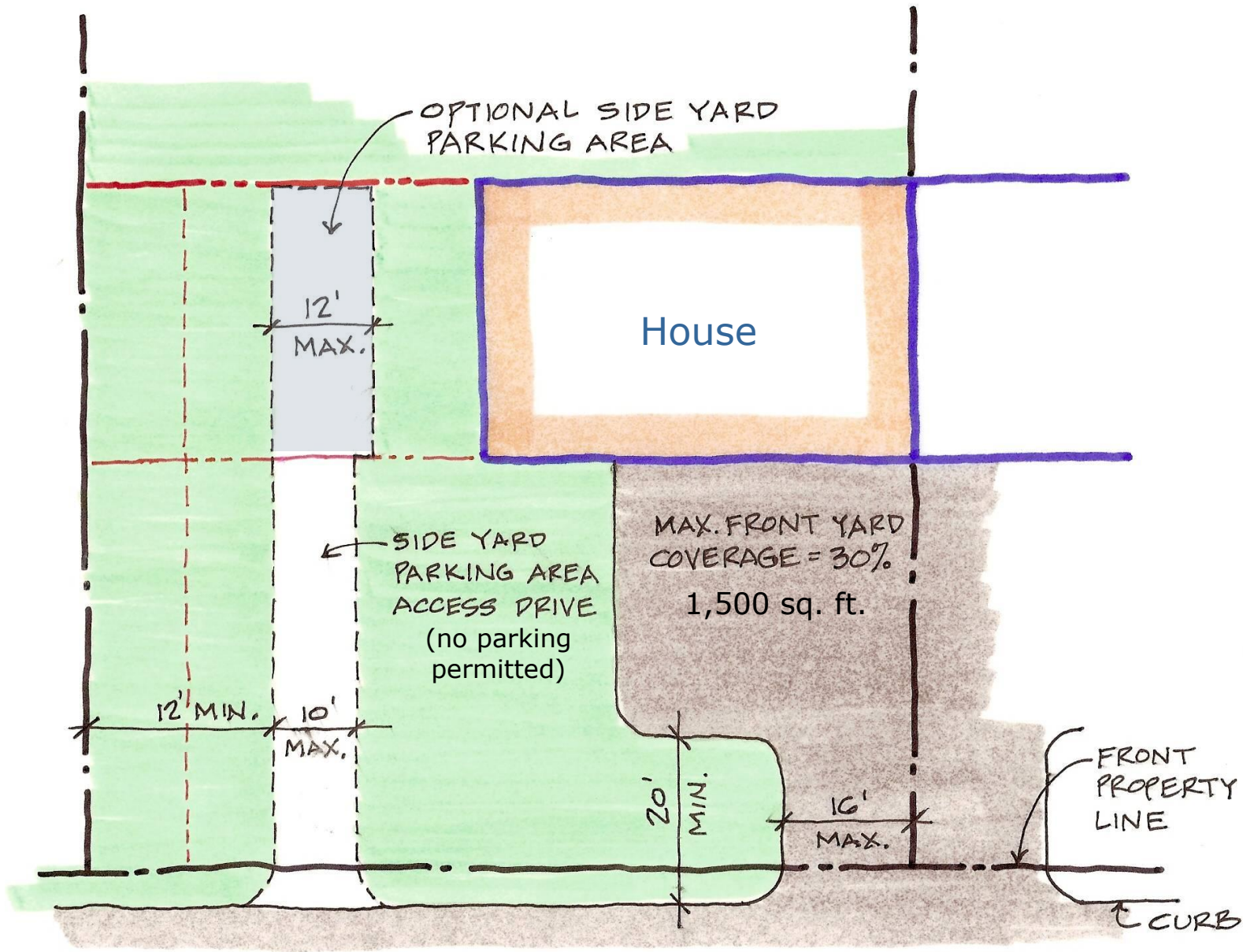


Proposed Allowable Parking Area for Detached House on Std. Lot  
 (approx. 2,000 sq. ft. for a house set back 50' from street)





Proposed Redefinition of Yards for Attached House on Std. Lot



Proposed Allowable Parking Areas for Attached House on Std. Lot  
(approx. 1,900 sq. ft. for a house set back 50' from street)



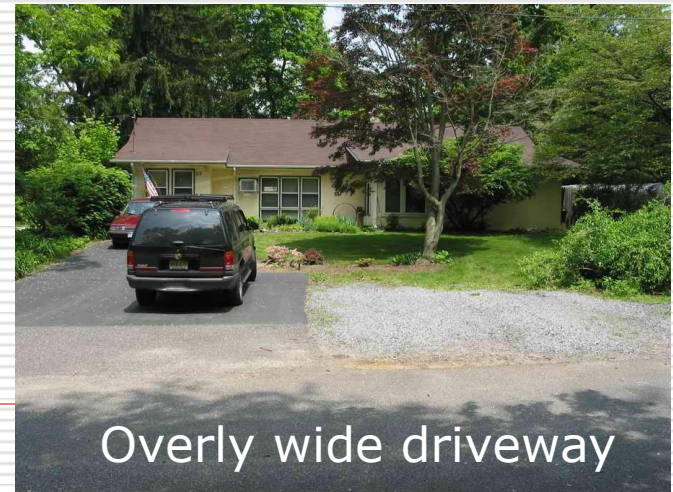
# Examples of lots that conform with proposed new regulations

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# Examples of lots not conforming with existing or proposed new regulations





# Streetscape View & Safety Choices

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Do we prefer this.....



...or this?

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# Thank you for your attention

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Questions or comments?

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