

ARTICLE 33

LANDSCAPING AND SCREENING STANDARDS

11.3301 Purpose

The Landscaping and Screening Regulations provide additional guidance on the development of sites within Seward by addressing landscaping and screening requirements. They are designed to improve the appearance of the community, buffer potentially incompatible land uses from one another, and conserve the value of properties within the City of Seward and its extra-territorial jurisdiction. The Landscape and Screening provisions are further intended to expedite development approval by including predictable, uniform standards for landscaping.

11.3302 Applicability

The provisions of this section shall apply to all new development on each lot or site upon application for a building permit, except for the following:

- a. Reconstruction or replacement of a lawfully existing use or structure following a casualty loss.
- b. Remodeling, rehabilitation, or improvements to existing uses or structures which do not substantially change the location of structures, parking, or other site improvements.
- c. Additions or enlargements of existing uses or structures which increase floor area or impervious coverage area by less than 20 percent of the building established on the site on the effective date of this Ordinance. Where such cumulative additions or enlargements are 20 percent or greater, these provisions shall apply only to that portion where the new development occurs.

11.3303 Landscaping Requirements

Landscaping shall be required adjacent to each street property line and shall extend to a minimum depth inward on private property as set forth in the Development Regulations and summarized in Table 11.3303.

11.3304 Landscaping Materials and Installation Standards

- a. Official List of Recommended and Prohibited Plant Materials

Plantings shall be used in required landscaped areas or bufferyards consistent with the Official List of Recommended and Prohibited Plant Materials, provided through the office of the Zoning Administrator. All plant materials shall conform in size, species and spacing with this section of the ordinance.

- b. Use of Inorganic Landscaping Materials

No artificial trees, shrubs, plants or turf shall be used to fulfill the minimum requirements for landscaping. Inorganic materials, such as stone or decorative pavers, may be used provided that such material does not comprise more than 35% of the minimum required landscaped area. Other concrete and/or asphalt pavement surfaces may not be used within the minimum required landscaped area, except for driveways and walkways.

Table 11.3301: **Required Landscape Depth Adjacent of Street Property Lines**

Landscaping and Screening Standards

COLUMN 1 Zoning District	COLUMN 2 Minimum Depth of Landscaping Adjacent to Street Property Lines
AG	35 feet
RR	25 feet
R-1	20 feet
R-2	20 feet
R-3	15 feet
R-4	15 feet
R-5	30 feet
UC	10 feet or 10% of street yard for lots less than 120 feet deep.
C-1	10 feet or 10% of street yard for lots less than 120 feet deep.
C-2	10 feet or 10% of street yard for lots less than 120 feet deep.
CBD	No Requirement
BP	25 feet
I-1	10 feet or 10% of street yard for lots less than 120 feet deep.
I-2	No Requirement

11.3305 Bufferyard Provisions

These provisions apply when a use is established in a more intensive zoning district (District A) that is adjacent to a less intensive zoning district (District B). The owner, developer, or operator of the use within District A shall install and maintain a landscaped bufferyard on his/her lot or site, as set forth in this section. Bufferyard requirements apply only to those districts indicated in Table 11.3302. Bufferyards are not required of single-family, 2-family, duplex, or townhouse use types in the more intensive zoning district.

- a. The bufferyard dimensions set forth in Table 11.3302 apply to zoning districts which share a common lot line or are adjacent but separated by an intervening alley.

Table 11.3302: **Bufferyard Requirements (in feet)**

Landscaping and Screening Standards

	District B (Less Intensive Adjacent District)		
District A (More Intensive District) Note 3	AG, RR (Note 1)	R-1, R-2, R-3 (Note 1)	R-4 (Note 1)
R-4	20	20	---
UC	15 Note 2	15 Note 2	15 Note 2
CBD	---	---	---
C-1	15	20	20
C-2, BP	25	25	20
I-1	40	40	30
I-2	100	100	100

Notes to Table 11.3302:

Note 1: Applies only to residential uses or preliminary plats previously established in the zoning district.

Note 2: Buffering requirement applies to adjacencies between commercial and office use types and pre-existing residential land uses in adjacent districts. Buffering requirement also applies to a commercial or office use type established in a UC district and adjacent to a pre-existing residential use in the UC District. Vertical screening may also be required as set forth in Section 11.330.

Note 3: Buffer requirements do not apply to single-family, duplex, or townhouse residential uses established in District A

- b. When a street separates adjacent zoning districts requiring a bufferyard, the size of the bufferyard shall be one-half the required bufferyard set forth in Table 33.1102.
- c. Each required bufferyard must be entirely landscaped and free of paved areas, access ways, storage, or other disturbances.

11.3306 Screening Standards

a. Application

Screening is required between adjacent zoning districts indicated in Table 11.3302 when one or more of the following conditions in the more intensive zoning district is directly visible from and faces toward the boundary of the less intensive zoning district:

1. Outdoor storage areas or storage tanks, unless otherwise screened.
2. Loading docks, refuse collection points, and other service areas.
3. Major machinery or areas housing a manufacturing process.
4. Major on-site traffic circulation areas or truck and/or trailer parking.
5. Sources of glare, noise, or other environmental effects.
6. Bailing or stockpiling of cardboard or other shipping or packaging materials.
7. Surface parking lots with 150 or more stalls directly adjacent to less intensive districts.

Landscaping and Screening Standards

b. Opaque Barrier

A six-foot opaque barrier shall be provided which visually screens the conditions listed in Section 11.3306a from less intensive uses as follows:

1. A solid wood, PVC, and/or masonry fence or wall at least six feet in height.
2. A landscaping screen, using evergreen or deciduous materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting.
3. A landscaped earth berm with a maximum slope of three to one, rising no less than six feet above the existing grade of the lot line separating the zoning districts.
4. Any combination of these methods that achieves a cumulative height of six feet.

c. Screening: Effect on Drainage

Screening shall not adversely affect surface water drainage.

d. Permitted Interruptions of Screening

Screening may be interrupted to provide access drives to service areas or for loading purposes to buildings. Such breaks or interruptions shall not exceed 20% of the length of the required screened area.

11.3307 Parking Lot Landscaping

a. Landscape and Screening Requirements

Unless otherwise noted, each unenclosed parking facility with a paved surface of 6,000 square feet or more shall comply with the following regulations:

1. Each unenclosed parking facility shall provide a minimum landscaped buffer of ten feet along any street property line.
2. Each parking facility that abuts a residential district shall provide a ten-foot landscaped buffer along its common property line with the residential district.
3. Any parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the Zoning Administrator.
4. Each unenclosed parking facility of over 6,000 square feet within any street yard shall provide interior landscaped area equal to no less than 5 percent of the total paved area of the parking facility. Parking facilities within the I-1 and I-2 Districts shall be exempt from this requirement.
5. Interior landscaping shall be credited toward the satisfaction of overall landscaping requirements set forth in this section.

Landscaping and Screening Standards

6. Landscaping or screening installed in any required landscaped area shall not obstruct the view from the off-street parking facility to any driveway approach, street, alley, or sidewalk. Landscaping shall further not obstruct any views among parking spaces and circulation ways, or visibility between vehicles and pedestrians.

11.3308 Tree Plantings

a. In any landscaped area for commercial uses only required by the Minimum Depth Requirements, the Bufferyard Requirements, or the Parking Lot Interior Landscaping Requirements, one tree of an approved species with a minimum caliper size of two inches shall be planted and maintained for each 500 square feet of required landscaped area. Existing trees approved for preservation shall be counted toward satisfaction of this requirement.

b. Any tree of an approved species planted or maintained with a caliper of three inches or above shall count as 1.5 trees toward the satisfaction of the requirements of this section. An approved existing tree with a caliper of eight inches or above preserved on a site shall count as 2.00 trees toward the satisfaction of the requirements of this section

11.3309 General Provisions

a. Time of Application

The provisions contained in this Section shall be applied for each individual lot or site when an application for a building permit on such lot is made. A Landscape Plan shall be submitted with each application for a building permit. Such plan shall be reviewed by the Zoning Administrator for compliance with the provisions of this section.

b. Maintenance of Required Landscaping

1. Upon installation of required landscape materials, each owner shall take appropriate actions to ensure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistent with this section and the approved landscaping plan for the project.

2. Underground irrigation shall be provided for all required landscaped areas in multi-family, commercial, or office developments.

c. Obstruction of View

Landscaping or screening installed in any landscaped area shall not obstruct the view from or to any driveway approach, street, alley, or sidewalk, and shall be consistent with the provisions of the city's Vision Clearance Zone regulations.

d. Earth Berm Locations

All earth berm locations shall be reviewed by the Zoning Administrator, or his/her designee to determine how the berms shall relate to drainage and public utilities.

e. Exceptions

Landscaping and Screening Standards

A development may continue to comply with the bufferyard and screening requirements in effect at the time of issuance of its original permit, regardless of whether an adjacent lot or site is subsequently rezoned to a less intensive district which would otherwise require compliance with bufferyard or screening provisions.

Landscaping and Screening Standards

ARTICLE 34

OFF-STREET PARKING

11.3401 Purpose

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

11.3402 General Applications

a. Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing buildings; or for enlargements of existing structures.

b. Exemptions

1. Any use within the CBD Downtown Seward District is exempt from the off-street parking requirements. Any off-street parking facility constructed in the CBD District after the effective date of this Ordinance must comply with the design standards set forth in this section.

11.3403 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall be provided in accord with the minimum requirements set forth in Table 11.3403.

a. Computation

1. When a computation of required parking results in a fraction of 0.5 or greater, the requirement shall be rounded up to the next whole number. Any parking computation for any use other than single-family residential and requiring such a calculation shall have a minimum requirement of three parking stalls
2. Unless otherwise indicated, parking requirements are based on gross floor area.
3. When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code or other official determinations of occupancy in effect for the City of Seward at the time the use is established.

Table 11.3401: **Minimum Off-Street Parking Requirements**

Agricultural Use Types	
Horticulture	1 space per 1,000 square feet of sales area.
Crop/Animal Production	No requirement.
Residential Use Types	
Single-Family Residential	2 spaces per dwelling unit.
Duplex Residential	2 spaces per dwelling unit.
Multi-Family Residential	1.5 spaces per efficiency or 1-BR unit; 2 spaces per 2-BR unit; 2.5 spaces for 3 or more BR unit
Downtown Residential	No requirement
Group Residential or Boarding House	1 space for each resident.
Mobile Home Residential	2 spaces per dwelling unit.
Retirement Residence	1.5 space per independent living unit; 0.5 spaces per assisted living unit;
Civic Use Types	
Administration	1 space for 300 square feet of gross floor area.
Cemetery	No requirement.
Clubs	1 space per 4-person capacity in largest assembly area.
College/University	1 space per three full-time students, except as otherwise provided in a U/MU District.
Convalescent Services	1 space for 4 beds.
Cultural Services	1 space per 500 square feet of gross floor area.
Day Care Services	1 space per 5 person capacity + 1 space per employee of largest shift.
Group Care Facility	1 space per 4 person capacity + 1 space per employee of largest shift.
Group Home	1 space per 4 person capacity + 1 space per employee of largest shift.
Guidance Services	1 space per 300 square feet.
Health Care	1 space per 300 square feet + 1 space per employee of largest shift.
Hospitals	1 space per 2 beds + 1 space per employee of the largest shift.
Maintenance Facilities	See Schedule A.
Parks and Recreation	Established by an approved site master plan.
Postal Facilities	See Schedule A.
Primary Education	1 space per employee of largest shift + 10 stalls for visitors.
Public Assembly	1 space per 4 person capacity.
Religious Assembly	1 space per 4 person capacity in largest assembly area.
Safety Services	1 space per employee of maximum shift + 1 stall per 1,000 sq. ft.
Secondary Education	1 space per employee of max shift + 1 space for each 3 11th and 12th grade students.
Utilities	1 space per employee of maximum shift

**Table 11.3401:
Minimum Off-Street Parking Requirements**

Commercial Use Types	
Agricultural Sales/Service	See Schedule A.
Auto and Equipment Rental and Sales, Equipment Repair	See Schedule A.
Auto Service *	4 times service capacity.
Body Repair *	5 spaces per repair stall.
Business Support Services	1 space per 500 square feet.
Campground	1 space per camping unit.
Cocktail Lounge	1 space per 50 square feet of customer service area.
Commercial Recreation	1 space per 4 person capacity. For bowling alleys, 4 spaces per lane.
Communication Services	1 space per 500 square feet.
Construction Sales	See Schedule A.
Consumer Services	1 space per 200 square feet.
Convenience Storage	1 space per 20 storage units.
Equipment Sales/Service	See Schedule A.
Food Sales (All Types)	1 space per 200 square feet.
General Retail Services	1 space per 200 square feet.
Liquor Sales	1 space per 200 square feet.
Lodging, Bed and Breakfast	1 space per unit.
Personal Improvement	1 space per 200 square feet.
Personal Services	1 space per 250 square feet.
Pet Services	1 space per 500 square feet.
Restaurants (Drive-in)	1 space per 50 square feet of customer service area.
Restaurants (General)	1 space per 3 person capacity in dining area.
Stables/Kennels	1 space per employee + 1 stall per 5,000 sq. ft. of site area.
Surplus Sales	See Schedule A.
Trade Services	1 space per 500 square feet.
Travel Centers	1 space per 200 square feet in building + 1 space for each fueling station
Truck Stop	1 space per 200 square feet in building + 1 space for each fueling station
Veterinary Services	1 space per 500 square feet.

* Auto Service and Body Repair subject to other restrictions applicable under this ordinance.

Table 11.3401: **Minimum Off-Street Parking Requirements**

Office Use Types	
Corporate Offices	1 space per 250 square feet.
General Offices	1 space per 250 square feet.
Financial Services	1 space per 250 square feet.
Medical Offices	Greater of 1 space per 250 square feet, or 5 spaces per staff doctor or dentist on duty.
Miscellaneous Use Types	
Broadcasting Tower	See Schedule A.
Non-Putrescible Landfill	See Schedule A.
All Landfills	See Schedule A.
Industrial Use Types	
Agricultural Industries	See Schedule A.
Light Industry	See Schedule A.
General Industry	See Schedule A.
Heavy Industry	See Schedule A.
Railroad Facilities	See Schedule A.
Resource Extraction	1 space per employee on largest shift.
Salvage Services	See Schedule A.
Warehousing	See Schedule A.
Construction Yards	See Schedule A.

Schedule A	
This schedule sets forth minimum off-street parking requirements for uses with elements that have different functions and operating characteristics	
Function of Element	Requirement
Office or Administration	1 space per 300 square feet.
Indoor Sales, Display or Service Area	1 space per 500 square feet.
Outdoor Sales, Display or Service Area	1 space per 2,000 square feet.
Equipment Servicing or Manufacturing	1 space per 1,000 square feet.
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 square feet.

11.3404 Parking Facility Location

a. Residential Parking

1. With the exception of Downtown Residential uses, off-street parking for residential uses shall be located on the same lot or site as the use.
2. Off-street parking areas for any multi-family or group residential uses shall be at least six feet from any main building; and shall not be located within a required front yard or street side yard.

3. For multi-family residential uses, separately leased detached garages may not be used to satisfy parking requirements for such use. Parking incorporated into the design of multi-family buildings, or within parking structures, shall be counted toward fulfillment of parking requirements.

b. Non-residential Parking

Off-street parking for non-residential uses shall be located on the same lot or site as the use, or within 300 feet of that use if the parking site is within a zoning district that permits the Off-Street Parking use type. Control of ownership or use rights to the remote off-street parking must be demonstrated as a condition of permission.

11.3405 Parking for People with Disabilities

a. Each off-street parking facility shall provide the number of parking spaces set forth in Table 11.3402, designed and designated for use by people with disabilities. Every eighth parking space shall be van-accessible. Design criteria and dimensions shall be in accordance with *Federal Register, Volume 56, No 144*. Parking facilities for single-family, duplex, two-family, and mobile home residential uses are exempt from this requirement.

b. Spaces designated for people with disabilities shall have a minimum width of 12 feet. Each handicapped space shall provide a barrier free route to an accessible building entrance, which shall not require users to walk or wheel behind parked cars. Such spaces shall be designated with an upright sign exhibiting the universal symbol for accessibility by the handicapped. All such spaces shall be designed in compliance with the standards of the Americans with Disabilities Act.

Table 11.3402: **Accessible Parking Requirements**

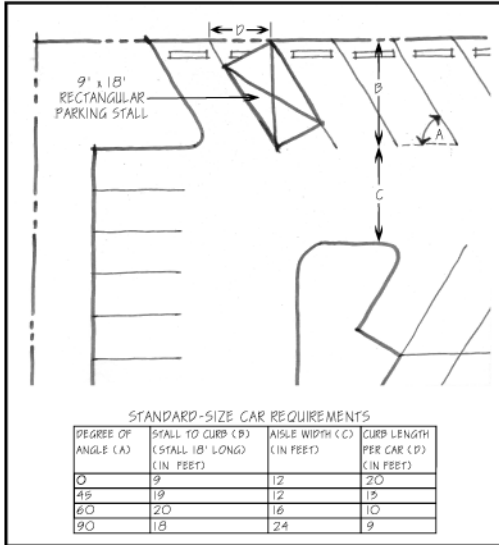
Number of Stalls	Number of Required Accessible Spaces	Number of Stalls	Number of Required Accessible Spaces
1-25	1	201-300	7
26-50	2	301-400	8
51-75	3	401-500	9
76-100	4	501-1,000	2% of total
101-150	5	1,001 and over	20, plus 1 for each 100
151-200	6		stalls over 1,000

11.3406 Off-Street Parking Design Standards

a. Dimensions

1. Standard parking stalls shall be 9 feet wide and 18 feet long.
2. Where parking stalls are located adjacent to landscaped areas, the paved depth of such stalls may be decreased by two feet to provide for a vehicle overhang area. The

vehicle overhang area may not encroach into a required landscaped area or public sidewalk or right-of-way.



b. Pavement and Drainage

1. All off-street parking facilities, including approaches and maneuvering areas, shall be surfaced with concrete, asphalt, asphaltic concrete, or brick and shall be maintained with materials sufficient to prevent mud, dust, or loose material except as provided below:

(a) Sites within the AG and RR Districts are exempt from this requirement.

(b) In residential areas, all parking spaces and driveways used for parking shall be paved, including driveways that lead to paved parking spaces.

2. Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties. Parking lot design which discharges water onto public right-of-way is subject to review and approval by the Public Works Director.

c. Landscape and Screening Requirements

Landscape requirements for off-street parking facilities are set forth in Section 11.3307.

d. Entrances and Exits

1. Adequate access to each parking facility shall be provided by means of clearly defined and limited driveways or access points. Such driveways shall be designed to direct non-residential traffic away from residential areas.

2. Parking facilities other than driveways for single-family, duplex, two-family, or mobile home residential uses must permit vehicles to enter streets in a forward position.
3. Head-in parking from any public right-of-way shall be permitted only in the CBD district, or as part of a specific Planned Unit Development design

e. Design and Pedestrian Access

1. Parking lots providing over 200 stalls should be divided into smaller parking fields not exceeding 100 stalls to reduce the visual impact of large parking expanses. Divisions should be made with landscape strips, peninsulas, or grade changes.
2. Commercial or office parking lots shall be designed to separate pedestrians from vehicles to the maximum degree possible and to provide protected pedestrian paths within parking areas which lead to store, building, or shopping center entrances.
3. Sidewalks and walkways in commercial developments should link to the city's sidewalk and trail system where available, and shall provide a safe pedestrian route from adjacent public sidewalks and trails.

f. Safety Features

1. Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility; and shall not create blind, hidden, or hazardous areas.
2. Circulation patterns shall be designed in accord with accepted standards of traffic engineering and safety.

g. Maintenance

All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris, and litter; maintaining parking surfaces in sound condition; and providing proper care of landscaped areas.

h. Adjustment for Special Uses and Planned Mixed Use Projects

1. For uses subject to a Special Use Permit approval, the Planning Commission may adjust the minimum requirements of this section, in order to provide design, usability, attractiveness, or protection to adjoining uses in a manner equal to or greater than the minimum requirements of this section
2. In mixed-use projects, different uses may have complementary parking requirements. This can result in a parking requirement that is less than the sum of parking required for each use and added separately. The Planning Commission may authorize an adjustment to the total parking requirement for separate uses located as

part of a common development, or for separate uses located on adjacent sites and served by common parking facilities. All parking facilities subject to the mixed-use adjustment must be located in a common facility, equally accessible and usable to all served uses.

11.3407 Bicycle Parking

a. Parking Requirements

1. Each parking facility providing 50 spaces or more shall provide parking accommodations for bicycles as provided by the Table 11.3403:

Table 11.3403: **Bicycle Parking Requirements**

Number of Parking Stalls	Required Bicycle Spaces
50-100	5
100-150	8
150-200	10
Over 200	2 additional spaces for each 50 parking stall

2. Bicycle parking facilities shall include bicycle racks secured to prevent easy removal, bicycle lockers, or bicycle posts or bollards expressly designed for the secure storage.

3. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking not reserved for use by disabled people.

4. Bicycle parking should be located to prevent hazards or obstructions to the normal flow of pedestrians into a use.

11.3408 Off-Street Loading

a. Loading Requirement

In any district with every building or part thereof hereafter erected, having a gross floor area of ten thousand square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, at least one off-street loading space plus one additional such loading space for each twenty thousand square feet or major fraction thereof of gross floor area, so used, in excess of ten thousand square feet.

b. Design Standards

1. Each loading space shall be at least 12 feet wide by 40 feet long, with a vertical clearance of at least 14 feet.
2. Paving of loading spaces and access areas shall be permanent, durable, and free of dust.
3. Off-street loading areas are subject to the landscaping and buffering requirements for parking facilities set forth in this Section.

c. Schedule of Loading Spaces

Loading spaces for each use requiring them shall be provided in accord with the minimum requirements set forth in Table 11.3404.

Table 11.3404: Off-Street Loading Requirements

Gross Floor Area of Use (square feet)	Number of Required Loading Spaces
5,000 or less	None
5,001 - 25,000	1
25,001 - 75,000	2
Larger than 75,000	3

11.3409 Stacking Requirements for Drive-Through Services

- a. Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance as provided by Table 11.3405.

Table 11.3405: Off-Street Stacking Requirements

Type of Operation	Minimum Stacking Space
Financial Services with Drive-Up Tellers	4 vehicles per window or kiosk
Financial Services with Drive-Up ATM	3 vehicles per ATM station
Self-service or automatic car wash	Entrance: 4 vehicles per bay Exit: 1 vehicle per bay
Fast food restaurant*	Without menu boards: 3 vehicles in front of service windows With separate menu boards and service windows: 4 vehicles behind the menu board plus 4 behind the first service windows.
Photo processing, dry cleaning, or other drive-up personal services	2 vehicles per service window
Gas stations	2 vehicles per gas dispenser pump
Gated parking lot, community entrance, or overhead door	1 vehicle per gate or door on local streets. 2 vehicles per gate or door on collector streets.

Note: Minimum vehicle lane shall be 12 feet. Vehicle length = 20 feet.

* May be increased based on Site Plan review.

- b. The City Council may approve a reduced number of parking spaces for a specific projects after receiving the recommendation of the Zoning Administrator, provided that the applicant presents a plot plan demonstrating that an area on site is reserved for the designated number of spaces as required by code and agrees to improve that area for parking within 60 days of the time Council deems such parking shall be improved.
- c. All drive-through services must provide adequate alternative runaround access for vehicles not in a drive-through queue.

11.3410 Parking for Major Recreational Vehicles

- a. Applicability

For purposes of these regulations, “major recreational equipment” shall include boats and boat trailers under 20 feet in length, travel trailers, recreational vehicles, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers and similar equipment, and cases or boxes used for transportation of recreational equipment whether or not occupied by such equipment. Trucks, tractor cab units, trailers, boats over 20 feet in length and vehicles over ten tons gross empty weight shall be defined as heavy commercial vehicles.

- b. Location of Parking

1. During the period from December 1 to April 1 of each year, all major recreational equipment parked in a residential zoning district shall be parked or stored in a carport or enclosed building; or behind the line of the nearest portion of the primary building on the site to the street. Any such equipment shall be parked at least two feet from any property line.
2. During the balance of the year, major recreational equipment may be parked outside of an enclosed structure or carport in the required front yard on a concrete driveway or its equivalent under the following conditions:
 - (a) Space is unavailable in the rear yard or outside the side yard and there is no reasonable access to either the rear yard or side yards. A corner lot is always considered to have reasonable access to the rear yard; a fence is never considered to prevent reasonable access.
 - (b) Enclosed parking is not possible in conformance with the requirements of the district.
 - (c) The equipment is parked perpendicular to the front curb.
 - (d) The equipment is parked at least two feet from the front property line, and at least two feet from the side property line.

- (e) No part of the equipment extends over the public sidewalks or into public right-of-way.
- (f) Parking is permitted for storage only. No equipment shall be used for dwelling purposes for more than fourteen days in any calendar year, and cooking is not permitted at any time.
- (g) Equipment may not be permanently connected to utility lines, including sewer, water, gas, or electricity. Equipment may be connected to electrical supply temporarily to charge batteries.
- (h) Equipment shall not be used for the storage of goods, materials, or equipment other than those items considered to be part of the unit or essential for its immediate use.
- (i) The unit may be parked anywhere on the premises during loading and unloading, and the use of electricity and water is permitted when necessary to prepare the unit for use.
- (j) The unit shall be owned by the resident of the property where the unit is parked for storage.