

4.12017. REQUIRED YARD CANNOT BE REDUCED. No lot shall be reduced in size so as to make the width or total area of the lot or any yard, or any other open space, less than the minimum required by this Chapter.

No part of a yard or other open space about any building or structure for the purpose of complying with the provisions of this Chapter shall be included as part of a yard or other open space required under this Chapter for another building or structure. Off-street parking and loading areas may occupy all or part of any required yard or open space except as otherwise specified in this Chapter.

The following parking regulations shall apply in all R-Residential Districts within the City:

- a. FRONT AND SIDE YARDS. No off-street parking allowed except for licensed and operable motor vehicles on the private driveways or parking lots which are duly approved or authorized for such use by the Zoning Administrator pursuant to this Zoning Ordinance:
- b. REAR YARDS. No off-street parking allowed except for:
  1. Licensed and operable motor vehicles on driveways or parking lots duly approved or authorized for such use by the appropriate city officials pursuant to this Zoning Ordinance or:
  2. Not more than one of any of the following types of property on the other rear yard areas:
    - a. Licensed and operable motor vehicles
    - b. Licensed trailers
    - c. Any other type of operable machinery or equipment

Any person desiring a variance from these regulations shall apply for a permit temporarily permitting parking for a period not to exceed 60 days. This application shall be in writing to the Zoning Administrator upon such application form as is prescribed by the Zoning Administrator. The fee to accompany said application shall be \$5.00 and is non-refundable in all cases. The application shall include a site plan, if required, and such other plans, information or justification necessary to clearly establish the basis for the requested permit or such other information as may reasonably be required by the Zoning Administrator in reviewing the application. Nothing herein shall be construed so as to prevent application for a new temporary permit following expiration of any permit obtained in accordance herewith; however, the granting thereof shall not be deemed a matter of right on the part of the applicant and the granting thereof, as in the case of an initial permit, shall be at the discretion of the Zoning Administrator. Appeals from the decision of the Zoning Administrator upon said application shall be taken pursuant to Section 4.12090 of this Code.

These off-street parking regulations within R-Residential Districts

shall not apply to any vehicle or trailer which in common usage is moved by human power alone or to any vehicle parked within either an attached or detached garage or within other duly authorized accessory structure.