

SECTION 4 RESIDENTIAL PARKING

4.1 LOTS LESS THAN FIVE ACRES

A. Location. All required residential parking shall be located onsite except in the CBD District.

B. Garages. In single family or duplex districts, parking garages must be located at least 20 feet behind the front building façade for front entry garages, unless it is a “J-Swing” garage where the garage door is perpendicular to the street.

C. Storage of Vehicles. On lots less than five (5) acres, trailers, motor homes, trucks (greater than 1.5-ton capacity), camper cabins, non-street legal motorcycles (including all-terrain vehicles, dirt or moto-cross bikes , or similar type vehicles) boats, farm machinery, or similar equipment, excluding golf carts, shall not be parked or stored on any residential or agricultural lot or the adjacent street except when in conformance with the following provisions:

1. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front façade of the house a minimum of 10 feet, (if such equipment is 6 feet or less in height, the 10 feet minimum setback shall not apply), and
2. On lots less than one and one-half (1.5) acres shall be screened from view of public street rights-of-way with a minimum 6-foot solid fence or equivalent landscaping, and
3. On lots less than one and one-half (1.5) acres, equipment taller than 8 feet above grade shall respect a 3 foot setback from all side and rear property lines; and
4. If located on a lot which is less than one and one-half (1.5) acres, it shall be parked on an approved surface of concrete, asphalt or stabilized gravel.
5. Property owners with recreational vehicles over eight (8) feet in height, who were in compliance with the City of Rockwall Zoning Ordinance (Ord. 83-23) prior to the adoption of the Unified Development Code (Ord. 04-38) on June 7, 2004, and who file an affidavit with the Building Official no later than April 1, 2005, shall register their property for “exception status” to the storage requirements for Recreational Vehicles over eight (8) feet in height. However, no Recreational Vehicle of any height shall be allowed to be stored in front of any portion of the façade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum 3 foot setback from all side and rear property lines, as required in this section.

D. Loading and Unloading. Notwithstanding other requirements of this Section, such equipment may be parked anywhere on a residential, agricultural or commercial premises not to exceed 48 hours for the purpose of loading and unloading only.

E. Living or Sleeping. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on any lot not approved for such purposes.

F. Carports. In single family or duplex districts, carports must be located at least 20 feet behind the front building façade and be architecturally integrated with the main residential structure.

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