



Residential Vehicle Parking Property Maintenance vs Zoning

City of Lawrenceville

Planning and Development Department

Tuesday, October 13, 2026



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Overview

- **What are we focusing on today?**
 - How to distinguish the Code of the City of Lawrenceville from the Zoning Ordinance, and how each document addresses residential parking standards—including required off-street parking spaces, garage and carport provisions, and driveway or parking pad requirements.
- **The Codes and Ordinances in question are as follows:**
 - The Code of the City of Lawrenceville, Chapter 10, Property Maintenance Ordinance, Sec. 10-31. – Vehicles;
 - The Code of the City of Lawrenceville, Chapter 36 Traffic and Motor Vehicles, Sec. 36-6. – Parking Rules for Specific Zoning Classifications;
 - Zoning Ordinance, Article 5 Parking.



- **What are the respective roles of property maintenance, police enforcement, land use, and zoning?**
 - The Property Maintenance Ordinance, enforced by Code Enforcement, regulates the ongoing condition and use of private property, including routine maintenance, parking, and storage.
 - The Traffic and Motor Vehicle laws, enforced by the Police Department, safeguard public safety by addressing emergencies, maintaining law and order, and managing traffic operations.
 - Land use describes the intended or actual purpose of a property—such as living, working, or recreation—while the Zoning Ordinance provides the regulatory framework that governs those uses, specifying which activities are permitted, prohibited, or allowed only with a Special Use Permit.



Approved Hard Surface

- **Code of Ordinances**

- Sec. 36-6 (a)(2): Must park on concrete, asphalt, grasscrete, or other impervious surface (including pavers); any parking area must be directly adjacent to a paved driveway.

- **Recommendation**

- Delete the “hard surface” language from Code of Ordinances, Chapter 36, Zoning Ordinance Article 5 and 10, and any other non-property-maintenance code references and relocate the operational rule entirely into the Property Maintenance Ordinance, Chapter 10.

- **Zoning Ordinance**

- ARTICLE 5 §501(A)(5), §504(A)(1): Parking only on hard-surfaced driveway/carport/garage; §509(B) defines surfacing as asphalt, concrete, or other comparable durable material (no explicit grasscrete/pavers listed in residential context).



Maximum Number of Vehicles

- **Code of Ordinances**

- Sec. 36-6 (a)(1): Maximum of 4 vehicles (includes watercraft and trailers); vehicles parked inside a carport or enclosed garage do not count toward the maximum.

- **Recommendation**

- Delete the “maximum vehicle count” language from Code of Ordinances, Chapter 36, Zoning Ordinance Article 5, and any other non-property-maintenance code references and relocate the operational rule entirely into the Property Maintenance Ordinance, Chapter 10. Recommended proposed language: No more than four vehicles parked outside of a principal dwelling unit on an approved hard surface.

- **Zoning Ordinance**

- ARTICLE 5 §501(A)(4): Maximum of 4 vehicles or vessels total, including those in carports or garages



Impervious Coverage

- **Code of Ordinances**

- Sec. 36-6 (a)(3): $\leq 35\%$ of front or rear yard may consist of driveway/parking area; remainder must be grass/landscaped.

- **Recommendation**

- Delete the “impervious-surface limit” language from Code of Ordinances, Chapter 36, Zoning Ordinance Article 5 and 10, and any other non-development-regulation references, and relocate the impervious-surface rules entirely into the City’s Development Regulations and Post-Construction Stormwater (MS4) Ordinance.

- **Zoning Ordinance**

- ARTICLE 5 §504(A)(6): Limits front yard impervious surfaces to 35%; no parallel rule stated for rear yard (though other sections regulate location/screening).



Recreational Vehicles

- **Code of Ordinances**

- Sec. 36-6: No explicit rear yard requirement or setback; only surface, count, and license plate rules.

- **Recommendation**

- Delete “rear-yard RV location and setback language” from Code of Ordinances, Chapter 36, Zoning Ordinance Article 5 and 10, and any other non-property-maintenance code references and relocate the RV placement rule entirely into the Property Maintenance Ordinance, Chapter 10. Zoning applies only to buildings, structures, and permanent development.

- **Zoning Ordinance**

- ARTICLE 5 §501(A)(6)–(7):
RVs/non-motor vehicles must be in carport/enclosed structure or rear yard on approved hard surface; rear yard parking must be ≥ 15 ft from property line.



Vehicle Dimensions

- **Code of Ordinances**

- Sec. 36-6 (a)(5): Addresses public street parking of a vehicle over 8 ft wide or 10 ft high unless operator present—this is street jurisdiction, not on-lot.

- **Recommendation**

- Delete “vehicle dimensions language” from Code of Ordinances, Chapter 36, Zoning Ordinance Article 5 and 10, and any other non-property-maintenance code references and relocate the vehicle dimensional rule entirely into the Property Maintenance Ordinance, Chapter 10. Zoning applies only to buildings, structures, and permanent development.

- **Zoning Ordinance**

- ARTICLE 5 §501(A)(9): Prohibits parking of any vehicle in residential districts over 20 ft long, 7 ft high, or 7 ft wide, with enumerated exceptions (e.g., golf carts, recreational off-highway).



Agricultural Vehicles

- **Zoning Ordinance**

- ARTICLE 5 §501(A)(10): On ≥5-acre residential property, agricultural vehicles permitted outside front setback and exempt from hard surface requirement if outside front setback.

- **Recommendation**

- Delete “agricultural vehicle language” from Zoning Ordinance Article 5 and 10, and any other non-property-maintenance code references and relocate the Agricultural Vehicle parking rules entirely into the Property Maintenance Ordinance. Zoning applies only to buildings, structures, and permanent development.

- **Code of Ordinances**

- Sec. 36-6: No parallel exemption.



License Plate Requirement

- **Code of Ordinances**

- Sec. 36-6 (a)(4): Unlawful to park any vehicle or vessel without a valid license plate attached in residential districts.

- **Zoning Ordinance**

- ARTICLE 5: No explicit license plate clause for on-lot parking.

- **Recommendation**

- On-street parking restrictions are enforced by LPD. Off-street parking restrictions are enforced by CEU. License plate validation is solely a law enforcement function and should not be performed or interpreted as a property-maintenance or zoning responsibility.



Driveway Requirement

- **Code of Ordinances**

- Sec. 36-6 (a)(2): Parking area must be directly adjacent to a paved driveway.

- **Zoning Ordinance**

- ARTICLE 5 §504(A)(3)–(5):
Driveways must connect to front plane/carport/garage; one 20×20 pad allowed with 10-ft setback; no explicit adjacency rule for all pads.

- **Recommendation**

- Delete the “vehicle-adjacency” language from Zoning Ordinance Article 5 and 10, and any other non-property-maintenance references, and relocate the operational adjacency rule entirely into the Property Maintenance Ordinance. Zoning applies only to building, structures, and permanent development.



Definitions

- **Zoning Ordinance**

- Article 10 Definitions, Section 1001: CARPORT. A permanent, open-sided shelter for an automotive vehicle, usually formed by a roof projecting from the side of a building.
- Article 10 Definitions, Section 1001: GARAGE. A permanent enclosed area primarily for parking or storing motor vehicles.

- **Code of Ordinances**

- Carport and Garage are not defined terms or words.

- **Conflict**

- Counting method (include vs exclude garage/carport) directly contradicts; relief path (waiver vs variance) and approving official do not match. Cleanup needed.



Waiver and Variance

- **Waiver**

- Fees are not required.
- Number of vehicles does not exceed the total number of licensed drivers in the home.
- All vehicles are in operable condition.
- Waivers are subject to review and approval by the Director of Planning and Zoning (administrative review).

- **Variance**

- Fees are required
- Number of vehicles and vessels does not exceed a total of four.
- Variances are subject to the review and approval of the Board of Appeals (public hearing).

- **Conflict**

- Counting method (include vs exclude garage/carport) directly contradicts; relief path (waiver vs variance) and approving official do not match.



Conclusion

To eliminate conflicts, improve enforcement clarity, and align all parking, storage, and vehicle rules with their correct regulatory domains:

- **Delete Property Maintenance, Land Use, and Zoning rules from the Code of Ordinances (Chapter 36)**
 - Chapter 36 should contain only public-right-of-way regulations (e.g., street-presence, operator-presence, stoppage/standing).
- **Relocate each rule into its appropriate code, ordinance, or regulation**
- **Police**
 - Street-parking restrictions
 - Vehicle stoppage/standing
 - Operator-presence requirements
 - License-plate validation (law enforcement function only)



Conclusion

To eliminate conflicts, improve enforcement clarity, and align all parking, storage, and vehicle rules with their correct regulatory domains:

- **Property Maintenance (CEU) – On-Lot Behavior**

- Maximum vehicle count
- Vehicle-adjacency rules
- Hard-surface parking behavior
- Recreational vehicle and vessel placement rules (vehicles and vessels are not structures)

- **Zoning (Planning) – Built Environment / Development Form**

- On-lot dimensional limits only when tied to structures or permanent improvements
- Driveway/pad location and setbacks
- Location should be site plan specific



Conclusion

To eliminate conflicts, improve enforcement clarity, and align all parking, storage, and vehicle rules with their correct regulatory domains:

- MS4 / Development Regulations – Stormwater Engineering
- Impervious-surface limits
- Post-construction stormwater controls

A clear, modern, and enforceable code system where every rule lives in its proper home, reducing confusion for residents, staff, and elected officials—and improving consistency and compliance citywide.



Anticipated Schedule

- October 2026 – The City Council authorizes the initiation of an official code cleanup package, organizing the rules into their proper code sections.
- December 2026 – Review Staff's proposed revisions during the City Council Work Session on December 16, 2026.
- January 2027 – Evaluate Staff's proposed revisions and provide approval at both the City Council Regular Meeting in January 2027.



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Questions?