

# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 9/19/2025

**Re:** Parking on Olive St.

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## **Overview:**

A property owner has come to the last two Town Council Meetings and spoke about the difficulties of parking and traffic flow on Olive St. He has requested allowing for more than the current allowance on paving the front yard for parking. Below is what the Zoning Ordinance states on parking in the front yard.

### **4.3 PARKING IN RESIDENTIAL ZONES**

All parking areas located in a residential (R) zone or for a single-family residential use shall meet the following standards:

A) Parking areas shall be used for the parking of passenger vehicles only, with no commercial vehicle, vehicle sales, storage, repair work, dismantling, or servicing of any kind to be permitted unless as otherwise permitted in this ordinance.

B) The following shall apply to all off-street parking for property developed for single family detached, duplex, triplex or quadruplex dwelling units:

#### **(1) Front yard parking.**

(a) Parking, driveways, and vehicle paths shall be on improved surfaces only.

(b) An improved driveway shall not exceed 25% of the area of the defined front yard unless as paved by concrete or asphalt in one single contiguous driveway, then the driveway area shall be allowed to be expanded to a maximum of 35%. Driveways wide enough to accommodate two parked cars are encouraged.

(c) Passenger vehicles, recreational vehicles, semi-trailer truck (cab only), golf carts, utility trailers, and boats or box trucks of twenty-one feet in length or less are permitted. All other vehicles or equipment (i.e., heavy equipment, backhoes, tractors, and similar) are prohibited in the front yard.

(d) FRONT YARD is defined as the space extending along the most forward-facing foundation of a building façade, or roofed porch of a residential unit, and measured outward from the closest corner or edge to meet the side property lines, then forward to the meet street or right-of-way of the lot on which the unit is officially addressed, or where the front door faces, as determined by the planning director.