

# ORDINANCE NO. \_\_\_\_\_

## **AN ORDINANCE AMENDING SECTION 28-91 OF THE *CITY OF TEXARKANA, ARKANSAS, CODE OF ORDINANCES*, IN ORDER TO PROHIBIT THE PARKING OF MOTOR VEHICLES IN FRONT OF THE FRONT BUILD LINE IN HISTORIC DISTRICTS; AND FOR OTHER PURPOSES**

**WHEREAS**, the City Planner requests the approval of the Board of Directors of the City of Texarkana, Arkansas, to amend Section 28-91 of the *City of Texarkana, Arkansas, Code of Ordinances*, to prohibit the parking of motor vehicles in front of the front build line in Historic Districts; and

**WHEREAS**, there is no ordinance prohibiting the parking of automobiles in front of the front build line or front yard of historic district properties; and

**WHEREAS**, the purpose of prohibiting automobiles parking in front of the front build line is to protect and enhance the historic buildings located within our historic districts;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Directors of the City of Texarkana, Arkansas, that the following amendments to Chapter 28, Zoning, be adopted:

**Section 1:** The following shall be added to Section 28-91 of the Code:

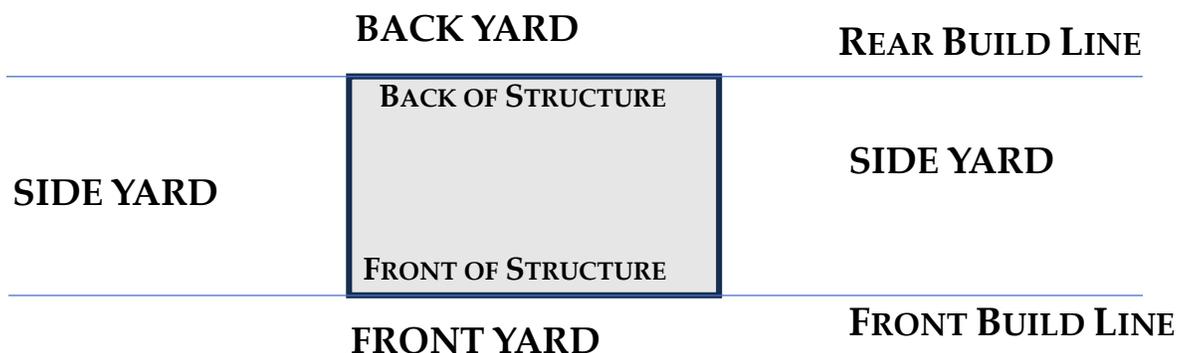
### **Section 28-91 Off-Street Parking Requirements.**

(f) *Off-Street Parking in Historic Districts.* In all historic districts, in connection with every commercial, industrial, institutional, recreational, residential, or any other use, the following guidelines shall apply regarding off street parking of all motor vehicles, trailers, campers or recreational vehicles.

(1) ***Definitions:***

- a. *Front yard:* The area in front of an imaginary line (front build line) that runs across the front face of a structure and extends from the front corners of the structure to the property line on either side.

- b. *Back yard:* The area behind an imaginary line (rear build line) that runs across the rear face of a structure and extends from the rear corners to the property line on either side.
- c. *Side yard:* The area beside the structure that falls between the front and rear build line and the property line.



- d. *Motor vehicle:* A self-propelled vehicle having two (2) or more wheels whose primary purpose is the transportation of persons, including but not limited to all-terrain vehicles, automobiles, trucks, motorcycles, motor-driven cycles, motor scooters, etc.
- e. *Trailer:* A device without motive power, designed for carrying property or animals and for being drawn by a motor vehicle to include but not limited to flatbed trailers, car haulers, fifth wheel trailers, horse trailers, etc.
- f. *Recreational vehicle:* A structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation and vacation uses and either self-propelled or designed to be towed behind a motor vehicle. Includes but not limited to folding or collapsible structures, fifth wheel campers, tow behind campers, self-propelled motor homes, etc.

**(2) *Parking Guidelines:***

- a. *Parking:* No motor vehicle, trailer or recreational vehicle shall be parked in the front yard of any property located in a historic district with the following exceptions:

*Exceptions:*

- (1) *Loading and Unloading:* Motor vehicles, trailers and recreational vehicles are allowed to be parked in the front yard

for a time not to exceed 30 minutes for the purpose of loading or unloading persons or property.

(2) *Paved areas or driveways:* In cases where a driveway or a paved area begins at the street or curb and extends thru the front yard into the side yard or back yard, motor vehicles shall be allowed to remain parked in the driveway or on the paved area. In no instance shall trailers or recreational vehicles be allowed to park in the front yard or front of the front build line with the exception above under “*Loading and Unloading*”.

(3) *Side yards and back yards:* Motor vehicles, trailers and recreational vehicles may be parked in a side yard or back yard provided it does not extend forward of the front build line into the front yard except in the cases noted above under “*Paved areas and driveways*”.

(4) *Special circumstances:* In instances where there may be a need to park a motor vehicle, trailer, or recreational vehicle in the front yard in excess of 30 minutes, a letter may be obtained from the Planning and Zoning Department of Public Works allowing such.

**(3) *Prohibited acts:***

(a) *Alleys:* No motor vehicle, camper, trailer, or recreational vehicle shall be parked in a public right of way to include alleys and streets in a manner that blocks or impedes traffic in any manner.

(b) *Driveways and private right of ways:* No motor vehicle, trailer or recreational vehicle shall be parked in a manner in which it blocks access to any surrounding property owners and prevents normal use of private access and property by such.

(c) *Overnight Parking:* In no case should a motor vehicle, trailer or recreational vehicle be parked in the front yard overnight.

**(4) *Penalty:***

Any person who violates any provision of Section 28-91(f) shall be punished by a fine of \$50 per day as imposed by the municipal court.

**Section 2.** Except as specifically amended herein, the Code remains in full force and effect.

**PASSED AND APPROVED** this 6<sup>th</sup> day of May 2024.

---

Jeff Hart, Assistant Mayor

**ATTEST:**

---

Heather Soyars, City Clerk

**APPROVED:**

---

Joshua L. Potter, City Attorney