

ORDINANCE NO. 7612

ORDINANCE AMENDING TITLE 10.24 VEHICLES AND TRAFFIC & TITLE 17.03 LAND DEVELOPMENT ORDINANCE FOR HEAVY VEHICLE PARKING WEIGHTS & CONDITIONAL USES IN RESIDENTIAL ZONES

THE CITY COUNCIL OF THE CITY OF EAU CLAIRE DO ORDAIN AS FOLLOWS:

SECTION 1. *That Title 10, Section 10.24.015 entitled “Heavy vehicle parking.”, is hereby amended as follows.*

B. In this subsection:

1. "Heavy vehicle" means any vehicle or combination of vehicles designed or used for transporting persons or property of any nature for commercial, industrial or agricultural purposes and having a gross vehicle weight rating of more than ~~six~~ten thousand pounds and is more than twenty-one feet in length.

2. No person shall park any heavy vehicle at any place in any residential zone, as determined under Title ~~1748, Land Development Ordinance zoning code,~~ except for such time as is reasonably necessary to facilitate the loading or unloading of such vehicle, or if such accessory use is allowed by conditional use permit.

SECTION 2. *That Title 17, Table 17.03.04(A) entitled “Accessory Uses”, is hereby amended to include the following.*

Table 17.03.04(A): Accessory Uses	Key: P = Permitted Use; L = Limited Use; C = Conditional Use												
	SUPPLEMENTAL STANDARDS	NSR	GR	NR	MR	UR	NC	CC	UC	DT	LI	HI	P

Heavy Vehicle Parking	17.03.04(B)(10)	C	C	C									

SECTION 3. *That a new Title 17, Section 17.03.04.B.10. is hereby created to say the following, and the numbering of the Section shall be updated accordingly.*

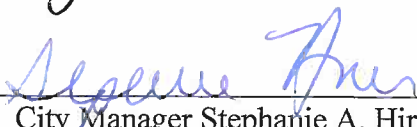
10. Heavy Vehicle Parking

- a. **Use Accessory To.** A heavy vehicle as defined in Section 10.24.015 of the Code of Ordinances of the City of Eau Claire shall be allowed accessory to a one-unit or two-unit dwelling, and requires a conditional use permit
- b. **Vehicle Type.** The following may be allowed a box or cube truck, a food truck, catering and vending, a van, a tow truck, a limousine, and a semi-truck (cab-only).
- c. **Districts.** A heavy vehicle as an accessory use is allowed in the NSR, GR, and NR districts.
- d. **Number.** Only one (1) heavy vehicle is allowed and must be used by a resident of the dwelling unit.
- e. **Location.**
 - i. The lot shall be adjacent to or adjoin a CC Corridor Commercial or industrial district and shall be on a collector or higher classification road, as defined by the Comprehensive Plan,

- f. **Size.** The lot shall be at least 1/2 acre in size.
- g. **Driveway and Parking.**
 - i. The parking driveway and designated parking stall location for a heavy vehicle shall be setback at least 10 feet from a side/rear yard property line. The parking stall for a heavy vehicle shall be behind or up to the front of the principal building. No heavy vehicle parking is allowed in the front yard or in the street side yard of the lot.
 - ii. The driveway and parking stall shall be of a paved hard surface, either asphalt or concrete. The impervious surface shall count against the maximum lot coverage for the property's district.
 - iii. The parking stall shall be screened from all adjacent property views and public view with dense landscaping, screening, and gate, that may include a Type 4 or Type 5 buffer, an 8 foot-tall opaque fence, or an enclosed building if required by the Plan Commission.
- h. **Related vehicles, trailers and equipment.** The keeping of such which are not normally associated with a residential use are specifically prohibited from being parked or stored on a residential property. This includes but is not limited to trailers, construction equipment, dump trucks, bulldozers, backhoes, skid steers, forklifts, concrete/asphalt/oil mixers, tractors, tree spades, graders, scrapers, car carriers.
- i. **Storage.** Product storage associated with a heavy vehicle use is prohibited.
- j. **Nuisances.** A heavy vehicle shall not be permitted to cause a public nuisance contrary to Section 9.36.010 of the Code of Ordinances of the City of Eau Claire. The idling of a heavy vehicle may constitute a noise disturbing the public peace contrary to Section 9.56.070 of the Code of Ordinances of the City of Eau Claire, and shall be prohibited.
- k. **Termination.** The conditional use permit shall terminate upon property sale.

SECTION 4. *That these ordinance amendments shall be effective upon publication.*

(SEAL) 
 President Emily K. Berge

(SEAL) 
 City Manager Stephanie A. Hirsch

(ATTESTED) 
 City Clerk Nicholas L. Koerner

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