

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
ADDING SECTION 17.08.132 TO TITLE 17 OF THE ROCKLIN MUNICIPAL CODE
ESTABLISHING USE AND PARKING LIMITATIONS
IN SINGLE FAMILY RESIDENTIAL AREAS

The City Council of the City of Rocklin does ordain as follows:

Section 1. Purpose. The purpose of this ordinance is to establish regulations addressing excessive vehicle parking and minimum permeable surface requirements on certain single family residential properties within the City of Rocklin.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code section 37100.

Section 3. Amendment to Code. Title 17 – Zoning, Chapter 17.08 – “Use Regulations Generally” of the Rocklin Municipal Code is hereby amended to add a new Section 17.08.132 “Use and parking limitations in single family residential areas”, adopted to read as set forth in Exhibit “A”, attached hereto and incorporated herein by such reference.

Section 4. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 5. Environmental Analysis. The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060, subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

Section 6. Effective Date. This ordinance shall take effect thirty (30) days after the day of its adoption.

Section 7. Publication. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of

the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993 (c) (1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on June 25, 2019, by the following vote:

AYES:	Councilmembers:	Broadway, Gayaldo, Halldin, Janda, Patterson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on July ____, 2019, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Joe Patterson, Mayor

ATTEST:

Mona Forster, City Clerk

First Reading: 6/25/19

Second Reading: 7/9/19

Effective Date: 8/9/19

EXHIBIT "A"

Title 8 – ZONING

Chapter 17.08 – USE REGULATIONS GENERALLY

Section Added:

17.08.132 – Use and parking limitations in single family residential areas.

A. Setback Area Permeable Surface Requirements.

1. For all lots 5,000 square feet in size or larger in all single family residential zones, a minimum of 40% of the combined front yard and street side yard setback area shall be preserved with permeable surfaces, such as lawn, grass or other landscaping.
2. Exception. In those limited circumstances where a property owner has shown that because of special circumstances applicable to the subject property, including size, shape, topography, or other unique circumstance, the strict application of the requirements of this title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications; and the Community Development Director has found that the grant of an exception would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated, the Community Development Director may grant an exception to the permeable surface coverage standards noted herein. The Community Development Director shall document in writing the findings of fact upon which he/ she has based any decision to either approve or deny a request for an exception.

B. Off-Street Parking Limitations.

1. No more than six (6) vehicles may be parked at any time in the combined front yard and street side yard area between the residence and the street at a single family dwelling unit. If a violation of this requirement results in a citation, each vehicle over the allowed six (6) vehicles shall be treated as a separate citation.
2. Exception. Temporary parking of seven (7) or more vehicles shall be permitted in the combined front yard and street side yard area between the residence and the street at a single family dwelling unit for a period not to exceed seventy-two (72) consecutive hours for any purpose, up to a combined total of five (5) days within any thirty (30) day period.
3. Seven (7) or more vehicles observed to be parked for a period of six (6) days within any thirty (30) day period in the combined front yard and street side yard area between the residence and the street shall be prima facie evidence of parking vehicles in violation of this section.

4. A household may request to have more than six (6) vehicles in the combined front yard and street side yard area between the residence and the street at a single family dwelling unit by submitting an exemption application to the Community Development Director, or designee, for consideration. Annual exemptions shall be issued if the applicant can demonstrate:
 - i. that the requested number of vehicles to be parked in the area between the residence and the street is less than or equal to the number of licensed drivers who reside at the dwelling unit;
 - ii. each resident's driver's license has the same address as that where the vehicle is to be parked; and
 - iii. each vehicle has current registration at the same address where the vehicle is to be parked.

If granted, exemptions will be applicable for up to one year from date of their approval and households are required to re-apply for renewal on an annual basis. An exemption application form, available at the Community Development Department, must be completed and submitted with the required documentation.