

AN ORDINANCE TO CREATE CHAPTER 98: PARKING FOR SINGLE-FAMILY AND DUPLEX DWELLINGS OF THE TOWN OF TRYON ORDINANCES

WHEREAS, the Town of Tryon ordinances currently do not define vehicle limitations in front yards, and

WHEREAS, the Town council has requested an ordinance be drafted regarding limitations of vehicles in front yards, and

WHEREAS, the Town is committed to protecting the quality and character of residential neighborhoods.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF TRYON:

Section 1: CHAPTER 98: PARKING FOR SINGLE-FAMILY AND DUPLEX DWELLINGS

General Provisions

98.01 ADMINISTRATION

98.02 DEFINITIONS

98.03 PARKING FOR SINGLE-FAMILY AND DUPLEX DWELLINGS

98.03 VIOLATIONS/REMEDIES

GENERAL PROVISIONS

§ 98.01 ADMINISTRATION

The Code Enforcement Officer of the town shall be responsible for the administration and enforcement of this chapter.

§ 98.02 DEFINITIONS

FRONT YARD - A yard extending across the full width of the lot and extending from the front of the principal building (or its closest wall) to the property line or established edge of a right-of-way, whichever is closer. All yards abutting a street shall be considered front yards.

SIDE YARD - A yard which extends from the closest side wall of a building to the nearest side property line.

§ 98.03 PARKING FOR SINGLE-FAMILY AND DUPLEX DWELLINGS

(A) All parking for single-family and two-family dwellings shall be provided so as to maintain a primarily residential appearance in front yards and to protect the quality and character of residential neighborhoods. Accordingly, areas used for parking and drives must be designed, located, and constructed to meet the standards of this section.

(B) If visible from a public street, parking outside a substantially enclosed structure of more than four (4) motor vehicles in the front yard is prohibited.

(C) Any unscreened parking spaces and drives visible from a public street that are in front and side yards must be clearly defined, constructed, and adequately maintained with a hard all-weather surface such as asphalt, concrete, brick, CABC (gravel), pervious paving or other approved material. Grass and bare earth areas are expressly prohibited in areas visible from a public street. All parking and drive areas must be contiguous.

(D) No vehicle over 26 feet in length or 14,000 pounds in weight, may be parked in front yards. Recreational Vehicles may not be parked in front yards.

(E) For new construction, no more than thirty (30) percent of the front yard area may be delineated or used for parking and drive areas unless the Board of Adjustment grants a variance in accordance with this subsection. Some examples of cases eligible for consideration:

1. the area is primarily used for vehicular drive and turnaround movements and not for the parking of vehicles;
2. the area required to meeting minimum off-street parking requirements and reasonable access drives would exceed 30% of the front yard area;
3. the lot is less than 50 feet wide, and the Board of Adjustment determines it is infeasible to limit paving to less than 30% of the front yard;
4. the topography, location of the dwelling or the existing development of adjoining areas prevents conformance;
5. a portion of the area is necessary to provide accessibility for disabled persons; and
6. the existing all-weather surface currently exceeds 30% of the front yard and a portion of the all-weather surface is either designated as driveway only (or for a non-parking use) and/or physically restricted or barricaded from use as vehicle parking.

§ 98.04 VIOLATIONS/REMEDIES

(A) Violations of the provisions of this Chapter shall subject the offender to a \$100.00 civil penalty. Each day that the violation remains shall constitute a separate offense. Upon determination that an offense exists, the Code Administrator shall issue a Notice of Violation which shall provide at least fifteen (15) days to bring the property into compliance. Thereafter, the Code Administrator shall issue a Notice of Daily Civil Penalties.

(B) In addition to the civil penalties provided for above, the town may enforce the provisions of this chapter by appropriate equitable remedies as set forth in § 10.99.

Section 2. The new ordinance is consistent with the Comprehensive plan passed in June 2022 Goal 1 of the adopted Land Use Plan: “Promote planned residential growth in harmony with resources and habitat most suitable for development while preserving community character”,

Section 3. All provisions of the Tryon Zoning Ordinance inconsistent with the language herein adopted are hereby repealed.

Section 4. This Ordinance shall become effective upon adoption.

Adopted this 17th day of February, 2026

Alan Peoples, Mayor

ATTEST: _____
Emily Dale, Town Clerk