

For more information about residential off-street parking requirements contact:

Community Development Department

Current Planning Division

816-325-7425



City of Independence
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RESIDENTIAL OFF STREET PARKING



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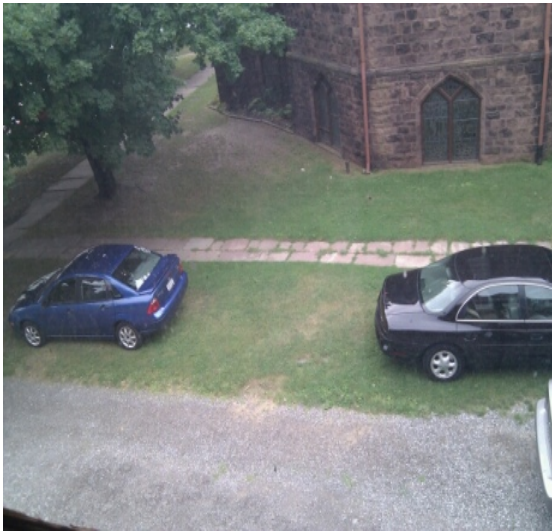
111 East Maple

Independence, MO 64050

Residential Off Street Parking

Where can I park on my property?

In residential areas, off-street parking is limited to an approved paved driveway and adjoining asphalt/concrete pads, or other designated approved parking areas. Driveways composed of gravel or other aggregate that lawfully existed prior to July 30, 2004 and have been maintained are legal non-conforming and can continue to be used for parking. **Parking on the grass is prohibited.**



What types of vehicles can I park on my property?

Off-street driveways shall be used solely for the parking of licensed passenger vehicles. The parking of commercial vehicles, buses and hauling trailers longer than 15 feet are prohibited. A hauling trailer less than 15 feet is permitted provided it is parked on a paved all-weather surface.

What are commercial vehicles?

Commercial vehicle is defined as any motor vehicle with one of the following:

1. Having a gross weight, whether loaded or unloaded, in excess of 24,000 pounds or exceeding 18 feet in length and designed to carry passengers, haul or tow vehicles, freight, or merchandise; or
2. Any tractor, backhoe, blade, bucket, bulldozer, compactor, crane scraper, excavator, front-end loader, or other construction equipment or attachment; or
3. Any tow truck, dump truck, stake-bed truck, flat-bed truck, step van, refuse or garbage truck, bus, semi-tractor cab or trailer or special purpose vehicle in excess of ten feet in total length; or
4. Any agricultural tractor, farm implement or attachment, moving equipment or attachment, brush hog, trimmer, spreader and other lawn, landscape and turf maintenance equipment or attachments or other similar equipment.

Where can I park my recreational equipment/vehicle?

Recreational equipment and vehicles cannot be parked or stored on a vacant lot and may be parked in residential districts with the following requirements:

- Front or street side yard—Must be parked on paved all weather surface. Such equipment shall not extend into the street right-of-way or over a sidewalk
- Rear or side yard—Allowed provided a 7 foot setback is maintained from all property lines.



Where can I park my hauling trailer?

Hauling trailers over 15 feet are prohibited in residential districts. A hauling trailer less than 15 feet can be parked or stored in residential districts with the following requirements:

- Front or street side yard—Must be parked on paved all weather surface. Such equipment shall not extend into the street right-of-way or over a sidewalk
- Rear or side yard—Allowed with no restrictions