

**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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Current Planning Division  
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## **RESIDENTIAL OFF STREET PARKING**



**Community Development Department**

**Current Planning Division**

**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