



UNIFIED DEVELOPMENT CODE COMMITTEE A G E N D A

UNIFIED DEVELOPMENT CODE COMMITTEE
REGULAR MEETING
WEDNESDAY, JUNE 2, 2010
9:30 AM

COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1205

The following agenda will be considered by the UNIFIED DEVELOPMENT CODE COMMITTEE at its REGULAR MEETING to be held on WEDNESDAY, JUNE 2, 2010, at 9:30 AM, in COUNCIL CHAMBERS, CITY HALL, located at 201 S. CORTEZ STREET. Notice of this meeting is given pursuant to *Arizona Revised Statute*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

Len Scamardo, Chairman
John Hanna, Sr., Councilman
Tom Kayn
Jim Lamerson, Councilman

Tom Menser
Dick Rosa
Mary Ann Suttles, Councilwoman

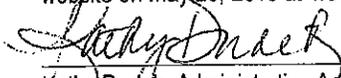
III. REGULAR ACTION ITEMS

1. Approve the minutes of the May 5, 2010 meeting.
2. Banner Regulations – LDC Table 6.12.5.C.
3. Citation - Hearing Officer Process, LDC, Building & Fire Codes – City Code Chapter 1-3 and 7-5.
4. Downtown Parking – LDC Section 4.9.4.C.
5. Parking Aisle Design Requirements – including turning radius and aisle width minimums – LDC Section 6.2.5.
6. Other Items - Future Agendas, as Identified by UDC Committee.

IV. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on May 25, 2010 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.


Kathy Dudek, Administrative Assistant
Community Development Department

**UNIFIED DEVELOPMENT CODE
COMMITTEE MEETING
MAY 5, 2010
PRESCOTT, ARIZONA**

MINUTES OF THE MEETING OF THE UNIFIED CODE COMMITTEE held on MAY 5, 2010, in COUNCIL CHAMBERS , CITY HALL located at 201 S. CORTEZ STREET, Prescott, Arizona.

I. CALL TO ORDER

Chairman Scamardo called the meeting to order at 9:30 AM.

II. ATTENDANCE

MEMBERS PRESENT Len Scamardo, Chairman Tom Kayn Jim Lamerson, Councilman Richard Rosa Mary Ann Suttles, Councilwoman	STAFF PRESENT Tom Guice, Community Development Director George Worley, Planning Manager Matt Podracky, Sr. Asst. City Attorney Randy Pluimer, Chief Building Official Kelly Sammeli, Code Enforcement Supervisor Kathy Dudek, Administrative Assistant / Recording Secretary
MEMBERS ABSENT John Hanna, Councilman Tom Menser	

III. REGULAR ACTION ITEMS

1. Approve the minutes of the March 24, 2010 meeting.

Mr. Rosa, MOTION: to approve the minutes of the March 24, 2010 meeting.
Councilwoman Suttles, 2nd. Vote: 5-0.

(Please note: the following agenda items were taken out of order. For purposes of transcription, the minutes will be located under each section as posted).

2. Downtown Parking – LDC Section 4.9.4.C.

Mr. Worley reviewed the history of the provision that allows for parking districts to be created. None have been created because this is extremely hard to do. The change would allow an “in-lieu fee” for parking to be paid instead of having to create the spaces for parking. Since residential uses are desirable for a downtown, and the present code requires on-site parking, allowing for an in-lieu fee would allow more flexibility for other mixed, diversified uses. Office and service businesses must provide parking that is on site.

During the UDC discussion, when the item was presented, it came to staff’s attention that a provision under an older zoning code exempted parking for buildings that existed prior to 1968 from requirements for any use within the building.

An issue arose that stalled the in-lieu fee, or some alternative to on-site parking, from going to Council after it had gone through the Planning & Zoning Commission. The issue: what happens if uses change within the building. Current zoning requires services, residential and office uses to provide parking on site. An old use in a previous code did not require parking; a new use under the current *LDC* requires on-site parking. The issue stalled when a previous mayor had an issue with regard to the change of use and didn't want a change of use to be exempted; and, others who spoke did not want to see a blanket exemption for the older buildings.

The proposal calls for exempting any existing building prior to 1968 from any parking requirement; however, if square footage is increased, the building would not be exempt from the parking requirements. Entertainment, tourist uses, restaurants and retail shops are exempt from parking requirements. Residential, office and service-type businesses are not exempt from parking requirements at the present time. This proposal would allow exemption for the existing buildings and allow the in-lieu fee to be utilized rather than having someone demolish the building because a parking lot is needed.

Mr. Guice wanted to make sure that the committee is aware that in the current *LDC* there is an in-lieu fee provision for commercial-type projects, i.e. office space, that has a parking requirement. Staff is suggesting for new construction or additions to existing buildings that the in-lieu fee is an option, not a mandatory requirement, and the in-lieu fee be extended to residential-type projects. Two approved, significant projects, the Pierce Building and the mixed use project Eco3, have struggled with the needed parking per code. In staff's perspective, there was support of the Chamber of Commerce and the Prescott Downtown Partnership, that any change of use, in the event that it would call for an increase in the parking requirement, should not come into play. Also, if there is a building prior to 1968, the parking requirements have been satisfied.

Mr. Steve Stazenski, 439 Robinson Drive, speaking as a representative of the Prescott Downtown Partnership's position, is that older buildings in the downtown area need to be preserved. The PDP is against tearing down buildings to construct parking lots. It may be backwards that retail and entertainment businesses are exempt from parking requirements leaving residential to pay the price. There is a lot of undeveloped space downtown, and a thriving community is reliant on a residential component. At some point there was an exemption for buildings prior to 1968.

Ms. Dava Hoffman, Dava & Associates, 310 Union Street, noted that the buildings were compliant when the code was changed. Now the buildings are being referred to as "non-conforming" which is an erroneous term; consequently, the term "legal non-conforming" should be used. When she moved here in 1976, there was a zoning code in place exempting all buildings prior to 1968 from the parking requirements due to change of use. Additions and new construction were not exempt. That provision was taken out and, thus, slipped through without the property owners being aware of it.

Ms. Hoffman reiterated that in 1968, the parking code was supposed to exempt existing buildings. It did not exempt additions and new construction. The in-lieu fee should apply to all new construction. Let the market determine when and where it wants to use the in-lieu fee. Every general plan and every downtown plan notes the importance of mixed uses within the downtown. If a safe downtown is desired, it must

contain persons living there so there are "eyes" constantly viewing what is going on. Go back to the provision that was on the books until the 90s when it was taken out: If the building was built prior to 1968, it would be exempted from the parking requirements; and, if post-1968, in-lieu fees would be an option for all new construction.

Chairman Scamardo proffered that the next step would include determining what a reasonable in-lieu fee would be. The first priority would be to rewrite the code to have some semblance of what was allowed for pre-1968 buildings.

A consensus was reached by the Committee, and Mr. Worley stated he would bring back the language changes to include the in-lieu fee that was discussed as well as the pre-1968 exemption.

Councilwoman Suttles asked that, prior to going to City Council, a determination be made for the actual dollar amount of the in-lieu fee.

3. Citation - Hearing Officer Process, LDC, Building & Fire Codes – City Code Chapter 1-3 and 7-5.

Mr. Worley noted the reasons for the requested change in City Code:

- the process in effect for a maintenance violation is to have the property owner receive notice, correct the problem, and, if not corrected attend a Code Enforcement hearing in front of a hearing officer, and, if the violation is not corrected, referral to the City's legal department is made;
- the change would allow the hearing officer to hear not only maintenance code issues, but issues in violation of the *LDC*, building codes and fire codes, thereby allowing an alternative to court proceedings which are now necessary;
- the code change would create a shorter, less formal process for violators to resolve their issues rather than going through a more complicated, lengthy and costly route through the courts; and,
- the shorter route benefits not only the violator by not having to obtain legal counsel, but the City as well, *i.e.*, less staff time and less legal department time expended.

Committee members queried and remarked on:

- the stipend paid [Ms. Phyllis Boris, Hearing Officer, noted that the pay was \$20 per hour, with a two-hour minimum; however, she has requested no pay and volunteers her services];
- where the money would be budgeted [Mr. Worley: it presently is budgeted by the Community Development Department];
- will the scope of the activities of the hearing officer include barking dogs, noise nuisances, etc. [Mr. Worley: the change would allow any section of the City Code to follow an enforcement process, and the flexibility would not change as this would be an additional process offered];
- how often are hearings presently held [Mr. Worley: once a month for code enforcement issues, with five or six items on the agenda for property maintenance];
- the idea of paying a hearing officer vs. volunteering;
- private property rights issues and having legal counsel present;
- what happens when a person fails attend the hearing [Mr. Worley: a \$250 default judgment is levied by the hearing officer];

- qualifications of the hearing officer [Mr. Worley: in expanding the hearing process, a person familiar with building and/or fire issues would be desirable]; and,
- are hearing officers used in other cities [Mr. Worley: yes].

Mr. Pluimer indicated that this is another way for contractors to appeal a decision without the use of the legal department. The only option now, per Code, is to go to through the legal department and then through the court system.

Ms. Sammeli stated that the City Code only allows enforcement of junk, trash, weeds, and debris under the property maintenance section. The notification process is followed by hearings and then referral to the legal department. This process could take up to four months to complete.

Ms. Boris noted that Code Enforcement is doing a good job of handling both the complaints and hearings. The hearing officer looks for compliance rather than fines.

When asked about legalities by Councilman Lamerson, Mr. Podracky responded:

- there is protection for due process rights via utilization of the Civil Traffic Codes in State Statutes;
- we meet the standards based on what we are doing along with other jurisdictions, cities and towns in Arizona;
- cities and towns like utilizing hearing officers because it is a less-dramatic way of dealing with a problem; and,
- the City would want someone who has experience dealing with property issues.

No action was taken on this item.

4. Citizen Participation Program/Requirements – LDC Article 9, Various.

Mr. Worley indicated that this is a clean-up item to clarify the language in the *Land Development Code (LDC)*. When the public is told there is a “public meeting” they often mistakenly “hear” the words “public hearing” which are conflicting. In some cases, the words [*hearing, meeting*] have been used interchangeably. The proposed changes will define the noticing process more clearly, specifying the boundaries of the notice. Beyond that, a determination is made by the Community Development Director who has the ability to expand the noticing perimeter to give others in surrounding neighborhoods the chance to view large projects that may impact property owners further than the 300’.

Mr. Podracky replied to queries by committee members:

- 300’ [noticing area] is the bare minimum set by State Statute, it is permissible to go beyond that;
- Council has said “more notice” is better than “no notice”;
- the geography issues, i.e., hilltops, may present adverse impacts that others residing greater than 300’ may feel; and,
- going beyond the noticing area will not create any legal problems as long as the bare minimum requirements are met.

Mr. Rosa: **MOTION: to move this item to the Planning and Zoning Commission** with a positive recommendation. Councilwoman Suttles, 2nd. **Vote: 5-0.**

5. Other Items - Future Agendas, as Identified by UDC Committee.

- 1) Banners.
- 2) Living quarters and the number of persons allowed per single-family unit.
(Councilman Lamerson asked that when this topic is discussed, legal experts familiar with case law should be present).

IV. ADJOURNMENT

Chairman Scamardo adjourned the meeting at 10:55 AM.

Len Scamardo, Chairman

UDC COMMITTEE

MEMORANDUM

June 2, 2010

Agenda # 2

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION

TO: Unified Development Code Committee Members

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 

TOPIC: Temporary Signs – Banners

PROPOSAL:

Each business that is eligible for exterior wall signs may have one banner/temporary sign, in addition to permitted permanent signs. Each business desiring to install a banner shall obtain a quarterly banner permit. Quarterly permits shall be good for the quarter specified on the permit and shall expire at midnight on the last day of each quarter (March 31st, June 30th, September 30th & December 31st). Multiple banners may be displayed in rotation in order to display different messages, provided that no more than one banner is displayed on each business at any one time.

Banners may not exceed 20 square feet in area unless the business qualifies for highway commercial signage (See Table 6.12.5B) in which case a maximum of 40 square feet is permitted

Banner signs must be securely attached to a structure to prevent safety hazards (installation of permanent attachment points for banners may require a contractor per state laws), must be maintained in good condition, as required by Section 6.12.10.B, and must not create a visibility obstruction as described in Section 6.12.11 or a hazard to the public.

UDC COMMITTEE

MEMORANDUM

June 2, 2010

Agenda # 3

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION

TO: Unified Development Code Committee Members

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 

TOPIC: Proposed amendment to the City Code to allow violations of the Land Development Code (LDC) and the adopted Building and Fire Codes to be taken to a Hearing Officer for enforcement proceedings.

INTRODUCTION:

At the last UDC meeting, the committee discussed the overall concept of expanding the Hearing Officer process as a means to provide an alternate to prosecution via the Legal department as the mechanism for enforcing various codes when voluntary compliance fails. Staff proposed, for committee consideration, to include the whole of the City Code within the parameters of the new option. This would allow unresolved violations of the Land Development Code, the Building Codes, the Fire Code and others to be addressed in a shorter time frame, in a slightly less formal setting and in a manner less costly for both the defendant and the City.

The committee discussed the need to protect private property rights, the desire to seek volunteers as Hearing Officers and the need for certain qualifications for hearing technical Building and Fire code matters.

Staff acknowledged that this proposal increases the scope of the Hearing Officer program and adds at least one more Hearing Officer, but noted that it would also reduce the number of minor cases awaiting action by the Legal Department and would save on the costs of prosecutions.

SUGGESTED ACTION:

Staff has amended the proposed text changes to the City Code to allow for a Hearing Officer to hear cases of violations of other codes of the city, including the LDC, Building and Fire Codes. To specify that the City will seek an additional Hearing Officer knowledgeable in the Building and Fire codes. To specify that the City will seek volunteers to fill the position of Hearing Officer. And to provide the City Council the ability to pay a stipend to the Hearing Officers, if the City Council so desires.

Attached are the proposed code changes necessary to establish this as an alternative procedure.

Staff seeks comments and recommendations from the Unified Development Committee in this matter.

7-5-20 1-3-8: CIVIL CITATIONS: CIVIL ENFORCEMENT:

(A) Hearing Officer: The City Council may from time-to-time appoint one or more Hearing Officers who shall preside over civil violation cases. The City Council may establish minimum qualifications for Hearing Officers. Rules of procedure shall be established, said rules shall substantially conform to the Arizona rules of civil traffic violation proceedings. The City Council may, at their discretion, pay said Hearing Officers a stipend in an amount determined by the City Council.

~~(A)~~ (B) Citation:

1. Issuance of Citation: An action to hear and determine a civil offense may be commenced by the issuance and filing of a citation. The citation shall be in a form similar to the uniform Arizona traffic ticket and complaint form and shall cite the particular subsection of this code applicable to the alleged violation. Each subsection of this code cited in the complaint shall be deemed a separate offense. The citation shall contain the date and time of the alleged violation and shall direct the defendant to appear before the hearing officer at a specified time to enter a plea either admitting or denying the complaint. The citation will state that if the defendant fails to appear before the hearing officer on the date and time specified therein, a default judgment will be entered against the defendant and a civil sanction will be imposed.

2. Authority To Issue Citation: Any peace officer, code enforcement officer or other duly authorized agent of the city as designated by the city manager who observes a violation of any provision of ~~this chapter~~ the City Code or other adopted codes and ordinances of the City is empowered to issue a citation. ~~Alternatively,~~ Pprior to issuing a citation, the officer, official or agent shall may issue a written notice of violation allowing the violator thirty (30) days to remedy the violation. ~~If~~ In the case of a written notice of violation if the violation is not remedied ~~in~~ within thirty (30) days, a citation may then be issued. A copy of the notice of violation shall also be served with the citation.

3. Service Of Citation: The citation shall be served by delivering a copy to the defendant as follows:

(a) The citation may be signed by the defendant with his/her promise to appear on the date and time specified on the citation.

(b) If the defendant is unavailable at the time the citation is issued or refuses to sign the citation, service may be accomplished and will be deemed proper and complete by any of the following:

(1) Upon the resident/occupant of the premises where the violation occurred by posting a copy of the citation on or about an entrance to the dwelling unit; or

(2) By hand delivering a copy of the citation to the owner of record or resident/occupant.

(3) By certified or registered mail, return receipt requested. Service by mail is deemed complete upon deposit in the U.S. mail.

(4) In the same manner prescribed for alternative methods of service by the Arizona rules of civil procedure.

~~(B)~~ (C) Appearance; Payment By Mail:

1. The defendant shall appear in person before the hearing officer on the date and time specified in the citation and shall either admit or deny the allegations contained in the citation. Or, the defendant may proceed as provided in subsection ~~(B)~~ (C)2 of this section.

If the defendant admits the allegations, the hearing officer shall immediately enter judgment against the defendant and shall impose the appropriate sanction. If the defendant denies the allegations contained in the citation, the hearing officer shall set a date for a hearing of the matter.

2. The defendant may admit the allegations in the citation and pay the default amount indicated by mailing the citation together with a check or money order made payable to the city of Prescott. If payment is not received by the appearance date indicated on the citation, a default judgment will be entered.

3. Any defendant appearing before the hearing officer and denying the allegations as provided in subsection (~~B~~ C)1 of this section shall be deemed to have waived any objection to service of the citation, unless such objection is affirmatively raised by the defendant at the time of the first appearance in relation to the citation.

4. At the conclusion of the hearing, if the hearing officer finds the defendant to be in violation of any provision in this chapter, the hearing officer shall proceed in accordance with subsection 1-3-8(~~E~~ D) of this chapter.

(~~C~~ D) Default Judgment; Collection Of Judgments:

1. In the event of a default, the hearing officer shall assess a default sanction in the amount of two hundred fifty dollars (\$250.00) unless such default judgment is reduced or set aside under ~~rule 23 of the rules of procedure in civil traffic violation cases.~~

2. The hearing officer may waive all or part of the default ~~fee~~ sanction if the hearing officer expressly finds that payment thereof would cause a financial hardship for the defendant.

3. No judgment may be entered against a fictitiously identified defendant unless the citation is amended to reveal the true identity of the defendant who receives the citation.

4. The city may enforce collection of delinquent sanctions, fees and penalties as may be provided by law. Any judgment or civil sanction pursuant to this section may be collected as any other civil judgment, and if rendered against the owner of the real property in violation, shall constitute a lien against that property.

(~~D~~ E) Rules Of Procedure:

1. The Arizona rules of procedure in civil traffic violation cases shall govern hearings, appeals, default by defendant and rules of evidence in all actions to hear and determine civil offenses except as modified by or inconsistent with the provisions of this code.

2. All hearings pursuant to this section shall be electronically recorded.

(~~E~~ F) Nonexclusive Remedies:

1. The remedies herein are cumulative and nonexclusive. In the event a defendant fails to comply with any civil enforcement action commenced under this section, the city may file a criminal charge against the defendant. Notwithstanding the foregoing, a civil enforcement action shall not be a prerequisite to the filing of a criminal charge, and the city attorney may elect to file criminal charges at any time, request injunctive relief, or pursue such other relief as may be available.

2. Nothing contained in this section shall be construed to preclude the hearing officer from, in addition to imposing civil sanctions, ordering the abatement of any violation pursuant to Arizona Revised Statutes section 9-499 and related city code provisions.

(F G) Judicial Review: Judicial review of the final decisions of the hearing officer shall be a review of the record in the Prescott City Court, provided that special action or appeal is filed with the City Court within twenty (20) days of the date of the hearing officer's decision, in compliance with the appeals process found in the Arizona Civil Traffic Rules. (Ord. 4371, 1-27-2004)

UDC COMMITTEE

MEMORANDUM

June 2, 2010

Agenda # 4

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION

TO: Unified Development Code Committee Members

FROM: Tom Guice, Community Development Director
George Worley, Planning Manager 

TOPIC: DTB Parking Proposal Discussion

PROPOSED LANGUAGE:

Following is the optional change to the proposed text.

4.9.4 / District Standards, Guidelines, and Procedures

District standards, guidelines and procedures applicable in the DTB district include the following:

A. ...

B. ...

C. Parking and Loading

- 1. Off-street parking and loading shall be provided for all uses in accordance with the provisions of Sec. 6.2, Off-street Parking and Loading, and particularly Sec. 6.2.2.C, Change of Use. Where surface parking lots are developed, such parking areas shall be screened in all cases from street view in accordance with the applicable requirements of Sec. 6.5.6, Parking Area Landscaping.*
- 2. ~~In the DTB district and in~~ Notwithstanding the off-street parking requirements of Sec. 6.2, Off-street Parking, off-street parking within the DTB shall not be required for permitted uses within buildings constructed prior to 1968. For uses in buildings constructed from 1968 to the present, retail stores, restaurants and other hospitality-related uses in the Retail, Service and Business Categories as defined by Sec. 11.1.5.E.3.a. and Sec. 11.1.5.E.3.c. shall not be required to provide off-street parking. It shall be the applicant's responsibility to provide sufficient documentation as to the construction date of the building.*

3. Fees In-Lieu of Parking. Within the DTB, off-street parking requirements for uses not exempted by paragraph 2, above, may be satisfied by payment of an In-Lieu parking fee, in an amount and manner established by the City Council by resolution. Such payment shall be made prior to the issuance of a Certificate of Occupancy. In-lieu fees in the DTB shall be governed by the following:
 - a. The In-Lieu fee may not be used for more than 20 required parking spaces for any use.
 - b. The In-lieu fee may be used at the time of a change of use on a site resulting in additional required parking which cannot physically be accommodated on-site, subject to other provisions of this Section (Specifically Section 4.9.4.C.2).
 - c. The In-lieu fee may be used at the time of a change to structures on a site which result in a reduction of the number of existing physical parking spaces on the site and/or an addition to the floor area of the building, subject to other provisions of this Section (Specifically Section 4.9.4.C.2).
 - d. The In-lieu fee option may be requested by a tenant with the property owner's written consent. The In-lieu fee agreement shall be in a form approved by the City Attorney and will establish the number of parking spaces and the total amount of the In-lieu fees under the agreement. Such agreement shall run with the use, provided however, that it may be terminated, modified or replaced to comply with the provisions of paragraphs a. through c. above, subject to other provisions of this Section (Specifically Section 4.9.4.C.2).

6.2.2 / Applicability

A. ...

B. ...

C. ...

D. Downtown Business District

The Downtown Business District has specific requirements relating to parking. See Section 4.9.4 for applicable provisions.

UDC COMMITTEE

MEMORANDUM

June 2, 2010

Agenda # 5

CITY OF PRESCOTT
COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION

TO: Unified Development Code Committee Members

FROM: Tom Guice, Community Development Director
George Worley, Assistant Director 

TOPIC: Parking Design Standards (LDC 6.2.5)

INTRODUCTION:

During a recent review of a proposed project by the Planning & Zoning Commission, Commissioner Menser expressed concern about the adequacy of the design standards for parking areas in LDC Section 6.2.5, specifically associated with aisle widths and turning radii. The LDC uses Table 6.2.5A and a series of demonstrative drawings to assist developers in the design of parking lot circulation and parking space dimensions.

To facilitate discussion, staff has attached the pertinent code sections.

6.2.4 / General Requirements

A. Use of Off-Street Parking Areas, Commercial Sites

Required off-street parking areas for commercial sites are to be used solely for the parking of licensed motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles, boats, motorhomes, campers, mobile homes, or building materials, except for special events that may be approved by the Community Development Director.

B. Use of Off-Street Parking Areas, Residential

1. Recreational vehicles, motorhomes, utility trailers, camp trailers, boats and similar equipment that is allowed to be stored on residentially-zoned property in accordance requirements of Sec. 2.5.9, RV, Motorhomes and Similar Storage, shall not be used for sleeping or habitation purposes.
2. No trailer of any type in excess of 40 feet in length shall be located on residential property unless screened from surrounding properties in accordance with City Code Section 7.5.2 DEFINITIONS - "Screened Area - Exterior".

C. Surfacing and Maintenance

For every project, all required off-street parking areas shall be paved and maintained in a dust-free, mud-free, pothole-free, and excessive crack-free condition; except for unique conditions, as determined and approved by the Community Development Director, the utilization of permeable paving materials may be possible providing all sediment is retained on-site.

6.2.5 / Parking Design Standards

A. Access to Parking Areas

1. All off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way, unless it is physically impossible to provide parking for a building completed prior to [October 28, 1968].
2. Alleys providing access to off-street parking shall be paved per City standards to the nearest street intersection.
3. A 2-way, paved access drive not less than 24 feet in width shall be required to serve off-street parking areas.
4. Such access shall have an approved turn-around as may be required by the Fire Chief.
5. Where 1-way access can provide circulation from street to alley, an access drive at least 20 feet wide is permitted subject to the required alley improvements.
6. Curb cuts shall be subject to the requirements of Sec. 6.3, Access Management.

B. Aisle Widths (Except Single-Family and Duplex Projects)

Driving aisles that provide access to off-street parking spaces shall comply with the following standards:

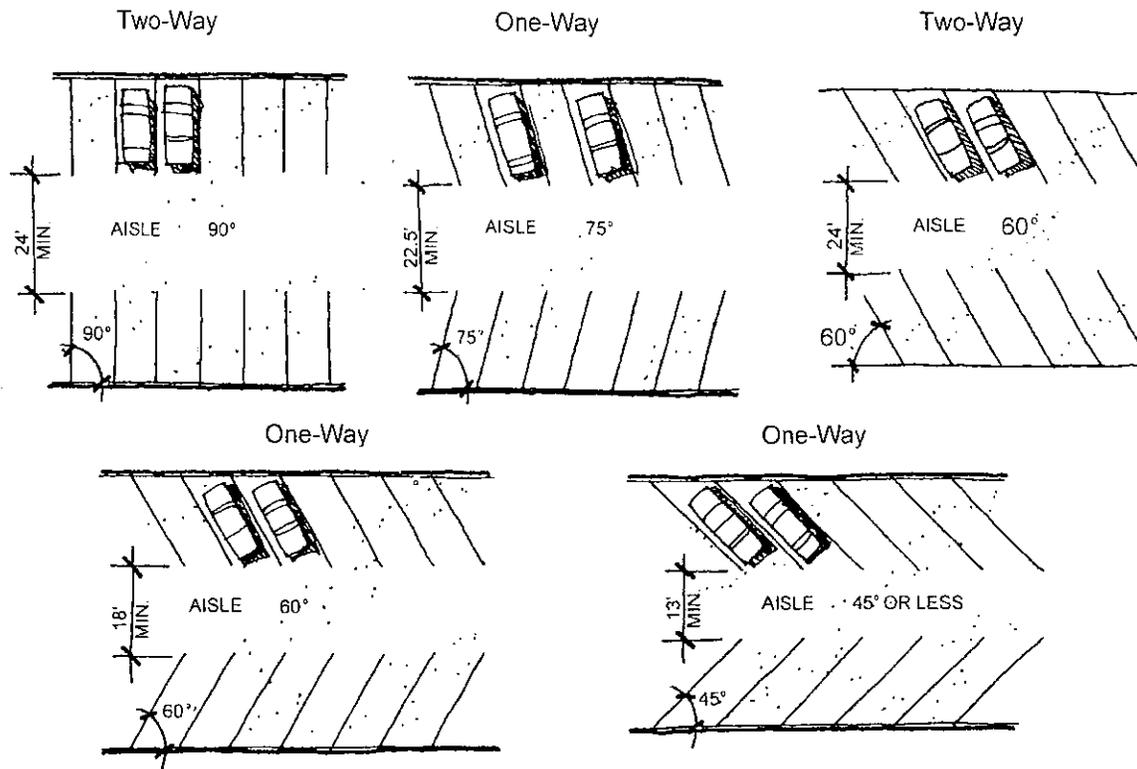
Table 6.2.5A

AISLE WIDTHS				
Increase in Parking Space Width (feet)	Minimum Width for Specified Parking Angle (feet)			
	90 degrees	75 degrees	60 degrees	45 degrees or Less
0.00	24	22.5	18	13
0.50	23	20.5	--	--
1.00+	22	--	--	--

Notes:

[1] Required fire lanes shall have a minimum width of 20 feet with a vertical clearance of 13.5 feet.

[2] At the end of a parking bay, an aisle providing access to a parking space perpendicular to the aisle shall extend 2 feet beyond the required width of the parking space.



C. Compact Parking

Up to 15 percent of the total number of required parking spaces may be designated as compact spaces when clearly labeled.

D. Connectivity

Parking areas shall provide reasonable connectivity between adjacent parking areas on other sites without encouraging through traffic. Traffic calming devices may be required as necessary and shall be subject to the approval of the Public Works Director.

E. Parking

Each single-family dwelling shall have a minimum of two (2) off-street, parking spaces per lot. Required parking shall be prohibited within the front setback.

F. Curb or Roll Stops

Landscaping shall be protected from cars by a 6-inch curb or roll stops, where rocks or walls are not in place.

G. Dimensions of Parking Spaces

Required off-street parking spaces shall comply with the following dimensional standards:

Table 6.2.5G

PARKING SPACE DIMENSIONS	
Type of Space	Size of Space
Angled	9 ft by 19 ft
Compact	7.5 ft by 16 ft
Parallel	9 ft by 23 ft
Perpendicular	9 ft by 19 ft