CITY OF YACHATS
ORDINANCE NO. 314

AN ORDINANCE AMENDING THE YACHATS MUNICIPAL CODE CHAPTERS 9.04, 9.12, 9.16, 9.20, 9.24 AND 9.48 – PARKING REGULATIONS

WHEREAS, the Planning Commission drafted amendment to the parking requirements, held a public hearing on March 20, 2012 and recommended that City Council adopt the amendments; and

WHEREAS, City Council held a public hearing on July 12, 2012; and

NOW THEREFORE, the City of Yachats ordains that the Municipal Code Chapters 9.04 – General Provisions and Definitions, Chapter 9.12 – R-1 Residential Zone, Chapter 9.16 – R-2 Residential Zone, Chapter 9.20 – R-3 Residential Zone, Chapter 9.24 – R-4 Residential Zone and Chapter 9.48 – Off-Street Parking and Loading be amended, in part to read as follows:

Chapter 9.04 – General Provisions and Definitions

Section 9.04.030 Definitions

(New Definition)

Parking Space, Off-Street. "Off-street parking space" means a parking space located outside of public right-of-way with minimum dimensions of eighteen (18) feet long and nine (9) feet wide. Off-street parking spaces shall have surfaces such as gravel, pavement, tile, brick or concrete surface suitable for parking a vehicle. Required off-street parking spaces shall not be located in a required yard that abuts a street.

Chapter 9.12 – R-1 Residential Zone

Section 9.12.040 Standards.

E. Off-Street Parking. ~~Residential dwellings shall have at least two permanent parking spaces. Such a parking space, garage or carport shall provide for the ingress and egress of a standard size automobile. Each parking space must be at least twenty (20) feet long and ten feet wide. Regular off-street parking shall not be permitted within the required yards adjacent to a street.~~ Refer to Chapter 9.48 – Off-Street Parking And Loading for parking requirements.

Chapter 9.16 – R-2 Residential Zone

Section 9.16.040 Standards.

E. Off-Street Parking. ~~Residential dwellings shall have at least two permanent parking spaces per dwelling unit. Such a parking space, garage or carport shall provide for the ingress and egress of a standard size automobile. Each parking space must be at least twenty (20) feet long and nine feet wide. Regular off-street parking shall not be permitted within the required yards adjacent to a street.~~ Refer to Chapter 9.48 – Off-Street Parking and Loading for parking requirements.

Chapter 9.20 – R-3 Residential Zone

Section 9.20.040 Standards.

E. Off-Street Parking. ~~Residential dwellings shall provide the following off-street parking spaces: one-family dwelling, two spaces; two-family dwelling, four spaces; three-family dwelling, five spaces; four-family dwelling, six spaces; each additional unit, one and one-half spaces (rounded-up, to the nearest whole number). Such a parking space, garage or carport shall provide for the ingress and egress of a standard size automobile. Each parking space must be at least twenty (20) feet long and nine feet wide. Regular off-street parking shall not be permitted within the required yards adjacent to a street.~~ Refer to Chapter 9.48 – Off-Street Parking and Loading for parking requirements.

Chapter 9.24 – R-4 Residential Zone

Section 9.24.040 Standards.

E. Off-Street Parking. ~~Residential dwellings shall provide the following off-street parking spaces: one-family dwelling, two spaces; two-family dwelling, four spaces; three-family dwelling, five spaces; four-family dwelling, six spaces; each additional unit, one and one-half spaces (rounded-up, to the nearest whole number). Such a parking space, garage or carport shall provide for the ingress and egress of a standard size automobile. Each parking space must be at least twenty (20) feet long and nine feet wide. Regular off-street parking shall not be permitted within the required yards adjacent to a street.~~ Refer to Chapter 9.48 – Off-Street Parking and Loading for parking requirements.

Chapter 9.48 - Off-Street Parking And Loading

Section 9.48.010 General requirements.

Refer to Chapter 9.04.030 Definitions for the definition of "Parking, Off Street". At the time a structure is erected or enlarged or the use of an existing structure is changed, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless: (1) greater requirements are otherwise established; or (2) ~~the approved covenants, conditions and restrictions (CC and Rs) of~~ approved planned unit developments (PUDs) provide other parameters. ~~If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this title.~~

A. Requirements for types of buildings and uses not specifically listed herein shall be determined by the ~~planning commission~~ City Planner, based upon the requirements of comparable uses listed.

B. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately.

C. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the planning commission in the form of deeds, leases or contracts to establish joint use.

D. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. ~~Other required p~~Parking spaces for non-residential uses shall be located not farther than five hundred (500) feet from the building or use they are required to serve, measured in a straight line from the building.

E. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

F. Areas used for parking and maneuvering of vehicles shall have ~~durable and dustless~~ surfaces such as gravel, pavement, tile, brick or concrete material suitable for parking a vehicle, improved

to minimum city road standards, maintained adequately for all-weather use, and be so drained as to avoid flow of water across public sidewalks.

G. Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five feet in height where vision clearance is required.

H. Perpendicular or diagonal ~~P~~parking spaces for commercial uses that are located along the outer boundaries of a lot shall be contained by a curb or bumper rail at least four inches high and set back a minimum of four and one-half feet from the property line.

I. Any lights provided to illuminate any public or private parking area or sales area shall be arranged so as to reflect the light away from any abutting or adjacent residential zone.

~~J. Required off-street parking areas shall not be located in the required front or street side-yard areas in a residential zone.~~

~~K~~J. Groups of more than four parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.

~~L. Passenger Loading. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than twenty-five (25) students.~~

~~M~~K. Loading of Merchandise, Materials or Supplies. Buildings or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this title may be used for loading and unloading operations during periods of the day when not required to take care of parking needs.

~~N. Individual parking spaces shall not measure less than nine feet by twenty (20) feet.~~

~~O~~L. Off-street parking space requirements:

1. Residential dwellings: ~~refer to specific zones for parking regulations.~~ Residential dwellings shall provide the following off-street parking spaces:

One-family dwelling, two spaces;
Two-family dwelling, four spaces;
Three-family dwelling, five spaces;
Four-family dwelling, six spaces;
Each additional unit, one and one-half space (rounded-up to the nearest whole number).

2. Manufactured dwelling park: two spaces for each manufactured dwelling space.

3. Motel, hotel or resort: one space for each guest accommodation.

4. Nursing home or similar institution: one space for each three beds.

5. Church, club or similar place of assembly: one space for each four seats, or one space for each twenty-five (25) square feet of floor area used for assembly.

6. Library: one space for each one hundred (100) square feet of floor area.

7. Dance hall, skating rink, or similar commercial amusement enterprise: one space for each seventy (70) square feet of floor area.

8. Bowling alley: six spaces for each alley.

9. Retail store: one space for each two hundred (200) square feet of floor area.

10. Service or repair shop, retail store handling bulky merchandise such as automobiles and furniture: one space for each six hundred (600) square feet of floor area.

11. Bank, office: one space for each three hundred (300) square feet of floor area.

12. Medical and dental clinic: one space for each two hundred (200) square feet of floor area.

~~13. Other uses not listed above: number of parking spaces shall be determined by the planning commission.~~

~~14~~13. Eating and drinking establishments: one space for each one hundred (100) square feet of total floor area.

PASSED AND ADOPTED by the City Council of the City of Yachats on this _____day of _____.

Ayes:_____ Nays:_____ Abstentions:_____ Absent:

APPROVED by the Mayor this ____ day of _____.

Attest:

_____ _____

Ronald L Brean, Mayor Nancy Batchelder, City Recorder