

ORDINANCE NO.: 77-2016
INTRODUCED BY: ALEXANDER

AN ORDINANCE AMENDING SECTION 1175.03 OF THE ZONING CODE TO ADOPT PAVEMENT SPECIFICATIONS AND MARKINGS FOR ACCESS AND PARKING SPACES; AND DECLARING AN EMERGENCY.

WHEREAS, upon the recommendations of Building Commissioner and Council's Planning and Zoning Committee, Council desires to amend Section 1175.03, "Approval, Permits and Certificate of Occupancy", in Chapter 1175, Off-Street Parking", in the City's Zoning Code so as to adopt new pavement specifications and markings for access and parking spaces which are necessary to be put into effect immediately during this construction season in order to avoid the deleterious effects of unpaved areas being used for vehicular parking and access and to permit creative alternatives in certain situations to concrete and asphalt, such as pervious pavers, etc.;

NOW, THEREFORE, Be It Ordained by Council of the City of Richmond Heights in the State of Ohio, that:

SECTION 1. Section 1175.03, "Approval, Permits and Certificate of Occupancy", in Chapter 1175, "Off-Street Parking", in the Zoning Code of the City's Codified Ordinances is hereby amended as follows:

"1175.03 APPROVAL, PERMITS AND CERTIFICATE OF OCCUPANCY.

- (a) No building or structure shall be erected or used, or land used for off-street parking, loading or driveway purposes for more than three required parking spaces unless a site plan therefor has been approved by the Planning and Zoning Commission.
- (b) **On all residential, commercial or industrial parcels, all parking surfaces, including access aisles and parking drives, shall be improved with either concrete or asphalt or with other materials that may be approved by the Planning Commission upon the recommendation of the City Engineer.**
- (c) No off-street parking or loading facilities shall be constructed without proper permit issued by the Building Inspector.
- (d) **All driveway and parking surfaces shall be constructed per specifications as follows:**
 - (1) In commercial and industrial districts, all parking surfaces, including access aisles and parking drives, shall be improved with concrete or asphalt material or, if approved by the Planning Commission, another suitable material. Surfaces designed for automobiles, sport-utility vehicles and light trucks may be constructed of four inches (4") of 4,000 PSI concrete reinforced with 6 x 6, 10 / 10 welded wire fabric or with asphalt consisting of two-and-a-half inches (2.5") of number 402 base coat and two inches (2") of number 404 finish coat installed over a four-inch (4") thick compacted layer of stone aggregate.**

(2) In residentially-zoned districts, driveways and parking surfaces for one-, two- or three-family dwellings, or multi-family dwellings in areas where no heavy-truck traffic—e.g., garbage trucks, delivery vehicles, semi-trailer truck—is expected or permitted shall be paved with concrete or asphalt material, or, if approved by the Planning Commission, another suitable material. Concrete paving shall be a minimum thickness of four inches (4") of 4,000 PSI concrete reinforced with 6 x 6, 10 / 10 welded wire fabric or approved alternate. Asphalt shall consist of four-inch (4") thick compacted stone aggregate base layer, a minimum one-and-a-half-inch (1.4") thickness of number 402 base coat and a minimum of one-inch of number 404 finish coat. Paving on multi-family parcels in areas supporting heavy-truck traffic, such as access to dumpsters, shall be a minimum of eight inches (8") of reinforced concrete or an asphalt specification approved by the City Engineer.

(3) All paving in the public right-of-way, including any portion of a public sidewalk included within the driveway areas, shall be Portland Cement concrete in accordance with Ohio Department of Transportation's Specification No. 499, Class C, with a five percent to seven percent (5% - 7%) percent air entrainment, and a minimum thickness of seven inches (7") in all residentially-zoned districts, or a minimum thickness of nine inches (9") in all commercial or industrial districts. Concrete in the public right-of-way shall be reinforced using a minimum of 6 x 6, 8 / 8 rigid sheet welded wire fabric, or by a method and with material approved by the City Engineer.

(4) All driveway and parking surfaces shall be graded to drain and eliminate standing water, provide positive drainage away from buildings and to prevent runoff from going upon adjacent properties, streets and sidewalks.

(5) The stone aggregate base layer for concrete paving and asphalt paving shall be placed on an approved sub-grade.

(6) All poured-in-place concrete shall comply with the applicable requirements set forth in the latest editions of the American Concrete Institute (ACI) publications 318 entitled Building Code requirements for Structural Concrete, ACI 325 for the Construction of Concrete Paving, ACI 330 for the installation of unreinforced concrete parking lots and paving, ACI 302.1R entitled Guide to Concrete Floor and Slab Construction, ACI 332R entitled Guide to Residential Cast-in-Place Concrete Construction and/or ACI 360R entitled Guide to Design of Slabs-on-Ground.

(e)(d) An application for a permit to construct, replace or to make major repairs or alterations to a building or parking or loading area, or for a certificate of occupancy for a change in use, shall be accompanied by two sets of site plans drawn to scale and dimensioned, showing that the provisions, schedules and standards for designing parking areas set forth in this chapter will be fully complied with."

SECTION 2. Existing Section 1175.03, "Approval, Permits and Certificate of Occupancy", in Chapter 1175, "Off-Street Parking", in the Zoning Code of the City's Codified Ordinances is hereby repealed.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Ohio R.C. 121.22.

SECTION 3. This Ordinance is declared to be an emergency measure necessary to further the public health, safety and general welfare and for the further reason that the regulations that are the subject of this Ordinance need to be put into immediate effect for the reasons set forth in the recitals to this Ordinance; wherefore, this Ordinance shall take effect and be in force immediately upon its passage and signature by the Mayor.

PASSED: _____

David H. Roche, *Mayor*

APPROVED: _____

ATTEST: _____

Betsy Traben, *Clerk of Council*

Eloise Cotton-Henry, *President of Council*