

## **Sec. 6-6. Improvement of parking areas.**

### **(a) Surfacing and curbing.**

- (1) The parking of any vehicle on any property on other than a surface treated and hardened to accommodate such vehicle is prohibited, unless granted Special Use Approval by Mayor and Council.
- (2) All off-street parking areas and all access drives for single-family and two-family dwellings shall be improved with a concrete surface at least 4 inches thick and no less than 8 feet wide.
- (3) All off-street parking areas and all access drives for uses other than single-family and two-family dwellings shall be improved with a permanent dust-free surface consisting of a minimum of a 6-inch graded aggregate base overlaid with a 2-inch Type B binder and a 1½-inch Type E asphaltic concrete wearing surface.
- (4) In the LI and HI Industrial zoning districts, the above type of surface is required for customer, visitor, and employee automobile parking. In the LI and HI Industrial zoning districts the following surface is required in areas used for loading docks and parking of commercial trucks and other commercial equipment:
  - a. A 8-inch graded aggregate base, overlaid with a 2-inch Type B binder and a 1½-inch Type E asphaltic concrete wearing surface.; or,
  - b. A 10-inch graded aggregate base, overlaid with a 12-inch course of 3,000 P.S.I. concrete.
- (5) Curb and gutter meeting City specifications for public streets shall be installed around the periphery of every parking lot and loading area, and extend along both sides of every access drive between the parking lot or loading area and the street or another parking lot or loading area, as applicable.

### **(b) Maintenance.**

Off-street parking areas shall be maintained in proper repair with a dust-free surface.

### **(c) Permit required.**

- (1) Parking lot construction.

Construction of a new parking lot or loading area, or expansion of an existing parking lot or loading area, requires issuance of a development permit in accordance with the Procedures and Permits Article of this Ordinance.

- (2) Drainage facilities.

For any use that will require a parking area of 5 spaces or more, or a loading area, to be newly constructed, added to, or altered in such a way as to affect drainage either on or off the site, storm water drainage plans, including grading plans, shall be submitted to and approved by the Public Works Director, prior to the issuance of a development permit.

### **(d) Time limit.**

All required off-street parking areas shall be ready for use, including the above surfacing requirement, before occupancy of the property (in the case of a new building or addition) or within 45 days after the issuance of a Certificate of Occupancy (in the case of a change of occupancy in an existing building). An extension of time may be granted by the Public Works Director due to adverse weather conditions if the base and binder course have been installed.