AGENDA ITEM SUMMARY

Subject: Consider the Third Reading of Ordinance 1130 to amend Section 22 of the Zoning Ordinance

Recommendation: Approve the Third Reading of Ordinance 1130

Background Summary:

The ordinance amendment includes the use of the right-of-way (area behind the curb) as an area for "off-street" parking. This use would be limited to low volume roads and restricted to diagonal parking only. Only redevelopment housing projects with limited space for off-street parking will qualify for this type of parking.

There are a number of revisions to Section 7, Design Standards, that are proposed to make the paving requirements less restrictive and allow property owners/developers to work with their designer / contractor in developing a paving plan.

In discussions with the potential redevelopment of the 500 North Grand building for multi-family housing, we have determined Charles City's zoning ordinance requires more parking spaces per dwelling than many area ordinances. The current ordinance requires 2 spaces per dwelling unit and 1 visitor space for every 5 dwelling units. This equates to 2.2 spaces per dwelling. From our investigation, it appears a common requirement is 1.5 spaces per dwelling unit. We are recommending Section H be amended accordingly.

The Planning and Zoning Commission met on April 9th and April 23rd to discuss the changes to the ordinance and held a public hearing for this ordinance amendment on Monday May 6th. The Commission has forwarded a recommendation to the City Council to approve Ordinance 1130.

The Council a public hearing on the ordinance amendment on May 20th, and approved the first reading on May 6th and approved the second reading on May 20th.

I recommend the Council approve the third reading and authorize the City Clerk to publish the approved ordinance.

CITY OF CHARLES CITY
ORDINANCE NO. 1130

AN ORDINANCE AMENDING SECTION XXII, OFF-STREET LOADING AND PARKING, OF THE CHARLES CITY ZONING ORDINANCE TO MODIFY OFF-STREET PARKING REQUIREMENTS

BE IT ENACTED by the City Council of the City of Charles City, Iowa:

SECTION 1. New Subsection. The Zoning Ordinance of the City of Charles City, Iowa, is amended by adding the following new Subsection (n) to Section XXII, D., DESIGN STANDARDS, Subsection 1., General Provisions.

n) Notwithstanding anything to the contrary herein, for redevelopment housing projects with limited space available for on-site parking, diagonal parking may be authorized within the right-of-way on low volume streets on a case-by-case basis at the discretion of the City Engineer. Street, curb, and gutter paving shall be constructed for the parking areas in accordance with SUDAS specifications. If sidewalk relocation onto private property is necessary, public walkway easements shall be required as a condition of approval.

SECTION 2. Section Amended. The Zoning Ordinance of the City of Charles City, Iowa, Subsection 7 of Section XXIII F., DESIGN STANDARDS, is amended to read as follows:

7. All off-street parking areas shall conform to the following and be constructed in accordance with the Statewide Urban Design and Specifications (SUDAS):

a) All off-street parking areas adjacent to arterial and minor arterial streets, as defined by the Urban Federal Functional Classification Map of the Iowa Department of Transportation, shall be paved with Portland cement concrete (PCC) or hot-mix asphalt (HMA). Notwithstanding the foregoing, off-street parking areas not adjacent to said streets may be paved with compacted asphalt millings so as to provide a dust-free surface.

b) All areas shall be graded and drained in order to collect and dispose of all surface water accumulation within the area so as to prevent storm water runoff to flow onto adjoining properties.

c) Parking and loading areas shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.
d) Driveway approaches, sidewalk sections within the approach, and any other area within the City right-of-way shall be constructed using PCC in accordance with SUDAS Specifications. Driveways shall be paved using either PCC or HMA for a distance of six-feet (6’) beyond the sidewalk section into the private property.

In those instances where the Building Official finds that paving cannot be completed due to adverse weather conditions, the Building Official may issue a temporary Certificate of Occupancy. The temporary Certificate of Occupancy shall be effective only to a specific date.

SECTION 3. Sections Repealed. The Zoning Ordinance of the City of Charles City, Iowa is amended by repealing Subsections 8, 9, 10, 11, and 12 of Section XXIII F., DESIGN STANDARDS.

SECTION 4. Section Renumbered. The Zoning Ordinance of the City of Charles City, Iowa is amended by renumbering Subsection 13 of Section XXII F., DESIGN STANDARDS, to Subsection 8 of Section XXII F.

SECTION 5. New Subsection. The Zoning Ordinance of the City of Charles City, Iowa, is amended by adding the following new Subsection to Section XXII F.

9. Lighting used to illuminate off-street parking areas shall be so arranged to reflect the light away from any adjoining R districts and away from public streets.

SECTION 6. Section Amended. The Zoning Ordinance of the City of Charles City, Iowa, Subsection 1 of Section XXIII H., NUMBER OF PARKING SPACES REQUIRED, “Multi-family dwelling” is amended to read as follows:

| Multi-family dwelling: | 1.5 spaces per dwelling unit. |

All other provisions of Section XXIII H., NUMBER OF PARKING SPACES REQUIRED, shall remain unmodified and in full force and effect.

SECTION 7. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
SECTION 9.  When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the City Council on this _____ day of ________________, 2019.

__________________________
Dean Andrews, Mayor

ATTEST:

__________________________
Trudy O'Donnell, City Clerk

I certify that the foregoing was published as Ordinance No. ______ on the _____ day of ________________, 20__.  

__________________________
Trudy O'Donnell, City Clerk