

ORDINANCE 620

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EVANSDALE, IOWA, BY AMENDING EVANSDALE CODE OF ORDINANCES CHAPTER 170, SECTION XVII, SUBSECTION 2A-38 PERTAINING TO OFF-STREET PARKING AREA.

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

SECTION 1. SECTION MODIFIED. Chapter 170, Section XVII, Subsection 2A-38 of the Code of Ordinances of the City of Evansdale, Iowa is repealed and the following adopted in lieu thereof:

2A-38 OFF-STREET PARKING AREA REQUIRED.

A. In all districts, in connection with every industrial, commercial, business, trade, institutional, recreational, or dwelling use, and similar uses, space for parking and storage of vehicles shall be provided for each permitted use in accordance with the following schedule; however, no parking area required hereunder shall be less than one thousand (1,000) square feet in area except in the case of dwellings and retail stores and shops under one thousand (1,000) square feet.

1. Automobile sales and service garages--fifty (50) percent of floor area;
2. Automotive service stations--two (2) spaces for each gas pump, plus three (3) spaces for each enclosed garage stall;
3. Banks, business and professional offices--seventy five (75) percent of floor area;
4. Bowling alleys--five (5) spaces for each alley;
5. Churches--one (1) space for each six (6) seats in a principal auditorium;
6. Dance halls, assembly halls--two hundred (200) percent of floor area used for dancing or assembly;
7. Dwellings:
 - a. One and two family dwellings--two (2) spaces for each family or dwelling unit;
 - b. Multiple dwellings:
 - one (1) space for each efficiency (studio) unit;
 - one and one-half (1 1/2) space for each one-bedroom unit;
 - two (2) spaces for each two or more bedroom unit;
 - c. Multiple dwellings for the elderly--one (1) space per unit;
8. Funeral homes, mortuaries--one (1) parking space for each five (5) seats in the principal auditorium;
9. Furniture and appliance stores, household equipment or furniture repair shops over two thousand (2,000) square feet of floor area--fifty (50) percent of floor area;
10. Hospitals--one and one-fifth (1 1/5) space for each bed;
11. Hotels and motels--one (1) space for each rentable unit plus one-half (1/2) space for each employee;
12. Manufacturing plants--one (1) space for each two (2) employees on the maximum working shift;
13. Mobile home park--two (2) spaces for each mobile home unit;
14. Nursing, convalescent, and retirement homes--one (1) space for each four (4) beds plus one-half (1/2) space for each employee, plus one (1) space for each two (2) residents;
15. Restaurants, beer parlors, and night clubs, over one thousand (1,000) square feet floor area--two hundred (200) percent of floor area;
16. Retail stores, super markets, etc., over two thousand (2,000) square feet floor area--two hundred fifty (250) percent of floor area;
17. Retail stores, shops, etc., under two thousand (2,000) square feet--one hundred (100) percent of floor area;
18. Schools--one (1) space for each four (4) seats in the principal auditorium;
19. Sororities, fraternities, and lodging houses--one (1) space for each three hundred (300) square feet of gross floor area;
20. Sports arenas, auditoriums, other than in schools--one (1) parking space for each three (3) seats;
21. Theaters, assembly halls with fixed seats--one (1) parking space for each three (3) seats;
22. Wholesale establishments or warehouses--one (1) space for each two (2) employees.

B. In case of any building, structure or premises, the use of which is not specifically mentioned herein, and provisions for a use which is so mentioned and to which said use is similar, shall apply.

C. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than eight (8) feet in width in the case of a dwelling, and not less than sixteen (16) feet in width in all other cases leading to the loading or unloading spaces and parking or storage areas required hereunder in such manner as to secure the most appropriate development of the property in question, except where provided in connection with a use permitted in a Residence District, such easement of access or access drive shall not be located in any Residence District.

D. Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:

1. No part of any parking space shall be closer than five (5) feet to any established street right-of-way or alley line. In case the parking lot adjoins an "R" District, it shall be set back at least five (5) feet from the "R" District boundary and shall be effectively screen-planted.
2. Surfacing and access: All off street vehicular use and parking areas, except for single family and two family residential uses shall be surfaced with a minimum of a two-1/2 inch Hot Mix Asphalt (HMA) or four inches of Portland Cement Concrete (PCC), or other surfacing materials approved by the City Engineer. Rock treated with oil or emulsion products shall not be approved. This shall include any and all access to the site. All parking areas shall be graded and drained as to dispose of all surface water accumulation within the area, and shall be so arranged as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.
3. Existing Parking Lot: Any existing parking lot that is being reconstructed must be properly graded, drained and hard surfaced as outlined in the preceding paragraph.
4. Any lighting used to illuminate any off-street parking area including any commercial parking lot, shall be so arranged as to reflect the light away from adjoining premises in any "R" District.
- E. In any "R" District abutting a "C" or "M" District off-street parking lots shall be permitted in accordance with the following requirements:
 1. Said off-street parking lot shall not extend further than two hundred (200) feet into an "R" Residence District or to the nearest street, whichever is closer.
 2. Off-street parking lots located in an "R" Residence District shall provide front and side yards in accordance with the district in which it is located. Provided further that front or side yards shall be used for fences, walks or landscaping only, with no vehicular parking in said yard area. Provided further that where a contiguous development of lots is used for parking purposes, no side yard shall be required for abutting parking lots having a common side lot line.
 3. Off-street parking lots in any "R" Residence District shall provide a permanent fence or shrubby screen on all side yards of the abutting "R" Residence District. Such screen to be located in the provided side yard.
 4. Off-street parking lots in any "R" Residence District shall be developed with an all weather, dust free surface. Such surfacing shall be approved by the City Engineer. Provided further that such parking lots shall be maintained in an orderly manner free from refuse or debris.
 5. All lighting for said off-street parking lots shall be such that no light is directed or reflected on adjacent residential properties.

F. 1. Residential parking for all "R" Districts; Any motorized vehicles parked on residential property outside an approved garage shall be parked on concrete, asphalt, gravel or similar surface. Grass is not an approved parking surface.

SECTION 2. SEVERABILITY CLAUSE. 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED BY THE COUNCIL THE 3rd DAY OF January, 201~~0~~.

First Reading: 12/20/11

Second Reading: 01/03/2012

Third Reading: WAIVED

ATTEST:


Chad Deutsch, Mayor


Becky Walters, City Clerk

I certify that the foregoing was published as Ordinance 620 on the 6th day of

January, 201~~2~~.


Becky Walters, City Clerk