

AN ORDINANCE ADOPTING OFF-STREET PARKING REGULATIONS

TOWN OF BLUFF ORDINANCE #2019-____

TITLE __ - OFF-STREE PARKING REGULATIONS

SECTIONS:

(Table of Contents)

X.X.010 Purpose.

The following describes the intent and purpose of this ordinance:

1. The Town of Bluff recognizes the benefit of providing safe and accessible parking;
2. The Town of Bluff wishes to respond to real and potential impacts of off-street parking and pedestrian access in the community;
3. The Town of Bluff seeks to create rules and regulations that mitigate nuisances on the surrounding neighborhoods and businesses;
4. The Town of Bluff seeks to encourage compliance with safety standards that are commonly applied to parking in and out of the Right-of-Way.

X.X.030 SCOPE AND APPLICABILITY.

A. Off-Street Parking in the Public Right of Way

1. Off-street parking shall be in compliance with this ordinance where a business or residence uses the public right of way for parking and where any building is erected, altered, enlarged, converted, or increased in size or capacity.

B. Off-Street Parking

1. Off-street parking shall be provided in compliance with this ordinance where any building is erected, altered, enlarged, converted, or increased or increased in size or capacity.

X.X.050 CONDITIONS AND STANDARDS GENERALLY.

A. Required Number of Parking Spaces

Type	# of Parking Spaces
General Assembly	1 per 300 gross sq ft
Dwelling Unit	1 per dwelling unit
Accessory Dwelling Unit	1 per unit
Health club	1 per 100 gross sq ft
Hotel/motel	1 per sleeping unit
Industry	1 per 500 sq ft
Medical office or facility	1 per 200 sq ft
Office	1 per 300 gross sq ft
Restaurant	1 per 100 gross sq ft
Retail	1 per 200 gross sq ft
School	1 per 3.5 maximum classroom occupancy & 1 per faculty member
Warehouse	1 per 500 gross sq ft

B. Parking Stall Dimensions:

Minimum Width for diagonal or 90 degree spaces	10'-0
Minimum Length for diagonal or 90 degree spaces	20'-0
Minimum Width for parallel parking spaces	10'-0
Minimum Length for parallel parking spaces	22'-0

C. Accessible Parking

Accessible parking spaces and passenger loading zones shall be designed and constructed in accordance with the Americans with Disabilities Act. All businesses shall comply with the Americans with Disabilities Act.

D. Driveways

Zone	Minimum width
Residential	10'-0"
Commercial - one-way enter/exit	12'-0"
Commercial - two-way enter/exit	24'-0"
All other zones	12'-0"

E. Stall Access

1. Each parking stall shall be individually and easily accessible.
2. Where the public right of way is used for the parking of vehicles, a 5'-0" pedestrian zone or pathway between vehicles and the structure, wall, or barrier is required. (Date to comply= one year)
3. A 5'-0 pedestrian zone or pathway shall be required between parked vehicles and structures, walls and barriers.

F. Traffic Sign Damage

Any traffic signs in the public right of way damaged by vehicles entering or exiting the parking area will be replaced by the Town at the expense of the property owner.

G. Parking Lot Lighting

Parking lot lighting shall comply with the Outdoor Lighting Ordinance.

H. Special Event Parking in the Right of Way

The sponsors of special events using the public right of way shall provide parking attendants and/or adequate signage to direct and control parking for the event. The public right of way cannot be blocked or impeded during a special event.

X.X.100 EXEMPTIONS.

There are no exemptions.

X.X.110 VIOLATIONS.

A. The following constitute violations of this ordinance:

- 1.

B. The Town may enforce this Chapter in a civil action against any property owner

by seeking injunctive relief, damages, or both as may fit the circumstances. The Town need only show proof of a violation of this Chapter in order to obtain an injunction, which shall be issued without bond. In any such judicial action to enforce this Chapter the Court shall award reasonable attorney fees and court costs to the prevailing party in addition to any other form or type of relief.

- C. In addition to all other remedies, the Town may withhold Land Use Clearances or the issuance of building permits to any property owner seeking to develop a parcel that is not in compliance with this Chapter until such time as all violations are abated.
- D. An adversely affected property owner may bring an action to enforce this Chapter to the same extent as the Town.
- E. In any enforcement action where it is shown that the conduct of the property owner is willful, wanton, or deliberately undertaken to: i) defy Town ordinances, the court may award civil damages to the plaintiff of up to three hundred dollars (\$300) per violation. Each day that a discrete violation is maintained may be treated as a separate violation.

Approved by a majority of the Bluff Town Council. This Ordinance shall take effect immediately upon passage.

Mayor Ann Leppanen

Date

Attest:

Linda Sosa, Recorder

Date