

POT HOLES

CHAPTER 21:

ARTICLE II. DEVELOPMENT PROCEDURE

Editor's note: Ord. No. 3599, § 1, adopted March 26, 2007, amended ch. 21 in its entirety by consolidating the provisions of the former ch. 21, titled Subdivisions, and the former ch. 16, titled Planning and Development, and enacting the provisions set out herein. The former ch. 16 has been deleted; the former ch. 21 derived from the following: Ord. No. 686-A, §§ 1--5, 3(A), 3(B), 3(C)(1)--3(C)(8), 3(D), 3(E)(1)--3(E)(8), 3(F), 3(G), and 8, adopted Oct. 5, 1970; Ord. No. 972-A, § 1, adopted Sept. 23, 1975; Ord. No. 2170-A, § 3, adopted Feb. 18, 1980; Ord. No. 3081-A, § 2, adopted July 22, 1996; and Ord. No. 3354-A, § 7, adopted Aug. 27, 2001.

Sec. 21-52. Off-street parking.

...

(g) All parking areas shall be maintained to minimum construction specifications and shall be free of holes and other defects which would collect water or other debris and cause further deterioration of the parking surface or would in any way impair the movement of a vehicle using said parking area. Repairs shall be done in accordance with the design standards.

(h) Where an existing parking area is constructed of asphalt, the parking lot may be maintained and repaired in accordance with the city's asphalt repair procedure detail so long as the minimum amount of repair required to meet the minimum construction standard is, in the opinion of the development engineer, less than 50 percent of the total area of the parking area.

(1) Where the minimum amount of repair required to meet the minimum construction standard is, in the opinion of the development engineer, 50 percent or more of the total area of the parking area, the parking lot shall be reconstructed to conform to the design standards.

(2) In instances where improvements are required for asphalt lots requiring 50 percent or more repair or rehabilitation of the paved area, and no building expansion is requested, provision of landscaping improvements shall be limited to those areas adjacent to the parking lot and/or visible from the adjacent street, without regard to compliance with minimum landscape area requirements of the zoning ordinance. The director shall be authorized to determine appropriate limits of paving area and landscape improvements in order for a property to achieve compliance with this section.

(Ord. No. 3599, § 1, 3-26-07)