

ORDINANCE NO. 234

AN ORDINANCE MODIFYING THE SURFACING REQUIREMENTS FOR OFF-STREET PARKING AREAS AMENDING ORDINANCE NO. 93 AS AMENDED BY ORDINANCE NO. 120, 127, 134, 148, 153, 164, 165, 167, 168, 171, 176, 180, 190, 202, 206, 208, 215, 220, & 224.

The City of Coos Bay ordains as follows:

Section 1. Chapter 3.15, Section 3 (3), shall be amended to read as follows:

3. Surfacing:

A. General:

- (1) All off-street parking spaces, access, maneuvering areas, and driveways shall be graded and paved in accordance with the standards established by the Engineering Division and shall be maintained in good condition.
- (2) If access is gained from an improved street, that portion of the access in the public right of way also shall be paved.
- (3) Improvements to the parking facilities of residential uses, such as the addition of a carport or garage, shall require compliance with the surfacing requirements of the driveway and maneuvering areas if the dwelling gains access from an improved street. At a minimum, the paved access must be 10 feet in length measured from the curb face.
- (4) Exceptions to this requirement are listed in 3.B, this section; delays are listed in 3.C and 3.D this section.

B. Exceptions: The following parking areas are exempt from the surfacing requirements, but are subject to improvements in subsection 3.E, this section.

- (1) Separate or segregated parking areas for storage of business vehicles and equipment when in excess of the required parking.
- (2) Separate or segregated parking areas for employees only when in excess of the required parking.
- (3) Separate or segregated areas for the outside display of merchandise (Example: automotive and equipment sales/rentals and construction sales and service, etc.)

C. Delays--unimproved rights of way: Off-street parking and loading for residential and non-residential uses on existing unpaved streets are allowed a delay from the surfacing requirements prior to the issuance of an occupancy

permit. However, the property owner must consent and present a recorded deed restriction or covenant which states that remonstrance against any future street improvement project has been waived and that the required paving will be completed within twelve (12) months after the street is improved.

- D. Delays - physical problems: The immediate surfacing of parking areas may be delayed up to one year after the date of occupancy when it is determined by the City Building Official that soil or climatic conditions or the availability of paving material prevent immediate paving. Soil instability shall be verified in writing by a paving contractor, qualified architect or engineer. The temporary delay shall be granted in writing by the Building Official. This delay is subject to improvements that may be required in subsection 3.E(4), this section.
- E. Improvements for exempt: The following improvements are if paving is exempted:
- (1) Provide gravel and/or durable, dustless surface.
 - (2) Pave driveways and aprons to discourage debris from entering the street right of way or sidewalk. At a minimum, the paved access must be 10 feet in length measured from the curb face.
 - (3) When adjacent to public sidewalks, provide a six (6) inch curb in accordance with standards established by the Community Services Department.
 - (4) Provide adequate drainage to dispose of runoff.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay this 3rd day of December, 1996, by the following vote:

YES:	Councilors Joe Benetti, Jeff McKeown, Kevin Stufflebean, and Don Spangler
NO:	None
ABSENT:	Mayor Joanne Verger and Councilor Cindi Miller

Joanne Verger
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:

Joyce Jansen
Deputy Recorder of the City of Coos Bay
Coos County, Oregon