

ORDINANCE NUMBER 18-10938

AN ORDINANCE AMENDING SALINA CODE SECTION 42-552(e)(6) PERTAINING TO COMPUTATION OF THE REQUIRED NUMBER OF OFF-STREET- PARKING SPACES AND REPEALING THE EXISTING SECTION.

BE IT ORDAINED by the governing body of the City of Salina, Kansas:

Section 1. Amendment. Section 42-552 of the Salina Code is amended to read as follows:

Sec. 42-552. General provisions.

- (a) *Utilization.* Required accessory off-street parking facilities provided for the uses hereinafter listed shall be solely for the parking of motor vehicles in operating condition of patrons, occupants or employees of such uses.
- (b) *Area.* A required off-street parking space shall be at least eight (8) feet six (6) inches in width and at least nineteen (19) feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.
- (c) *Access.* Each required off-street parking space shall open directly upon a driving aisle having a width in accordance with the angle of parking as follows:

<i>Aisle width</i>	<i>Parking angle</i>				
	<i>0°</i>	<i>30°</i>	<i>45°</i>	<i>60°</i>	<i>90°</i>
One-way traffic	12'	11'	12'	17'	24'
Two-way traffic	19'	20'	20'	20'	24'

Driveways connecting an off-street parking area to a street shall not be less than ten (10) feet in width for one-way traffic and eighteen (18) feet in width for two-way traffic except that ten-foot wide driveways are permissible for two-way traffic when the driveway is not longer than fifty (50) feet, it provides access to no more than 6 spaces, and sufficient turnaround space is provided so that vehicles will not back into a public street.

- (d) *Open and enclosed parking.* No open off-street parking, driving or maneuvering areas shall cover more than sixty (60) percent of the total area of any front yard in any district except in the C-4, C-5, C-6, I-2, and I-3 districts. No motor vehicle or recreation vehicle shall be parked in any front yard except upon a driveway or adjacent surfaced parking area. The area devoted to driveway purposes shall not be considered in determining whether off-street parking requirements have been met except for single family or two-family detached and single-family attached dwellings. Enclosed buildings and carports containing off-street parking shall be subject to the yard requirements applicable to structures in the district in which located.
- (e) *Design and maintenance:*
 - (1) *Design.* Off-street parking spaces shall comply with such design standards relating to curb length, stall depth, driveway width, island width, barriers, and ingress and egress as may be established from time to time by the city. Off-street parking spaces may be open to the sky or enclosed in a building.
 - (2) *Surfacing.* All open off-street parking spaces, access drives and aisles shall be paved with asphalt or concrete. As an alternative to asphalt or concrete, off-street parking spaces,

access drives and aisles may be surfaced with alternative methods of paving, provided that the pavement surface and base for any alternative to asphalt and concrete must be designed by a professional engineer licensed in the State of Kansas and reviewed and approved by the City Engineer. A pavement cross-section shall be provided demonstrating the structural ability of the design to support the anticipated vehicle loads including fire apparatus.

The paved surfacing requirement shall not apply to the following uses: any permitted use in the RS, R, R-1, R-2, R-2.5, R-3, or MH residential zoning district with a parking requirement of six (6) or fewer spaces or any permitted use in the A-I agricultural, I-2 or I-3 industrial zoning district. Although exempt from the paving requirement, access drives and parking spaces for the above uses shall be graded and surfaced with crushed stone, gravel, or other all-weather material. All parking areas shall be properly maintained and kept free of potholes, weeds, dust, trash and debris. Loose material shall be contained within the designated parking area and kept from spilling into public streets.

- (3) *Screening.* All open off-street parking areas containing more than six (6) parking spaces shall be effectively screened on each side that adjoins any property situated in a single-family residential district by a wall, fence or densely planted compact evergreen hedge not less than six (6) feet or more than eight (8) feet in height. Parking areas shall be arranged and designed so as to prevent damage to, or intrusion into, such wall, fence or hedge.
- (4) *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties in such a way as not to interfere with the residential use.
- (5) *Storage and repair.* No storage of merchandise, materials, equipment, refuse containers, inoperable vehicles or the repair of vehicles shall be permitted in required off-street driving aisles or parking spaces.
- (6) *Computation.* In the event multiple uses occupy a single structure or parcel of land, the total requirements of off-street parking shall be the sum of the requirements of the multiple uses computed separately. When determination of the number of off-street parking spaces required by this division results in a requirement of a fractional space, the fraction of one-half or less may be disregarded, and a fraction in excess of one-half shall be counted as one (1) parking space.
- (7) *Collective and joint use provisions.* One (1) off-street parking area may serve several different uses provided the area contains the total required spaces for all uses. In addition, different uses may make joint use of the same parking spaces provided written assurances are given that such uses operate at different or nonconflicting times. All regulations covering the location of accessory parking spaces in relation to the uses served shall be adhered to.
- (8) *Location.* All parking spaces required to serve buildings or uses shall be located on the same zoning lot or in the same zoning district as such building or use, except that such parking spaces may be provided in an adjacent zoning district if such district allows parking lots or parking garages as a permitted use. But in no instance shall required off-street parking be located more than six hundred (600) feet (as measured along lines of public access) from the use which it serves.
- (9) *Employee parking.* Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or expected to be on duty or residing,

or both, on the premises at any one (1) time, at the same time as the building permit is issued.

- (10) *Maximum number of spaces.* The total number of accessory parking spaces provided for a single-family, a two-family or multiple-family dwelling shall not exceed that required by this division, for such use or for any equivalent new use by more than fifty (50) percent or four (4) spaces, whichever number is greater.
- (11) *Exempt zone.* Notwithstanding any other provision of this chapter, no accessory off-street parking facilities shall be required for any structure in the C-4 central business districts except residences, and those uses specifically required to provide parking.
- (12) *Determination of required spaces.* When determining the required number of off-street parking spaces for apartment houses, lodging, boarding or rooming houses, fraternities, sororities, and dormitories, an occupant shall mean an individual separate and distinct from the immediate family of the owner, landlord or operator.

Section 2. Existing Salina Code Section 42-552 is repealed.

Section 3. Summary of ordinance for publication. This ordinance shall be published by the following summary:

Ordinance No. 18-10938 Summary

On June 11, 2018, the City of Salina, Kansas, passed Ordinance No. 18-10938. This ordinance amends Section 42-552(e)(6) to clarify that when more than one (1) use occupies a building or parcel that the required off-street parking for that building or parcel is the sum of the off-street parking requirements for each of the uses computed separately. A complete copy of the ordinance is available at www.salina-ks.gov or in the office of the city clerk, 300 W. Ash Street, free of charge. This summary is certified by the city attorney.

Section 4. Effective. This ordinance shall be in full force and effect from and after its adoption and publication once in the official city newspaper by the following summary:

Introduced: June 4, 2018
Passed: June 11, 2018

Karl F. Ryan, Mayor

[SEAL]
[ATTEST]

Shandi Wicks, CMC, City Clerk

The publication summary set forth above is certified this ____ day of June, 2018.

Greg A. Bengtson, City Attorney