

ORDINANCE NO.: 37-2021
INTRODUCED BY: Alexander

AN ORDINANCE AMENDING SECTION 1175.07, "DESIGN, CONSTRUCTION AND MAINTENANCE OF FACILITIES," OF THE CODIFIED ORDINANCES TO ADD STANDARDS AND PROVISIONS FOR THE REPAIR OR REPLACEMENT OF OFF-STREET PARKING FACILITIES NOT IN COMPLIANCE WITH STANDARDS.

WHEREAS, the City has all powers of home rule which may now or hereafter lawfully be possessed or exercised by municipalities under the laws of the state of Ohio, including the power to make regulations for the safety, health and welfare of its citizens and all those who work in and visit the City;

WHEREAS, providing for the regulation of off-street parking facilities within the City will further the protection of the public safety, health and welfare;

WHEREAS, this Council desires to amend Codified Ordinance Section 1175.07 to provide for the inspection of and repair or replacement of off-street parking facilities that do not comply with regulations designed to protect and promote the public safety, health and welfare;

NOW, THEREFORE, Be it Ordained by the Council of the City of Richmond Heights, Ohio, Cuyahoga County, State of Ohio, that:

Section 1. Section 1175.07, "Design, Construction and Maintenance of Facilities," of the Codified Ordinances of the City of Richmond Heights is hereby amended to provide a new part "d" as follows:

1175.07 DESIGN, CONSTRUCTION AND MAINTENANCE OF FACILITIES.

Whenever the off-street parking requirements in Section 1175.05 require an off-street parking facility, such off-street parking facility shall be designed, constructed and maintained in accordance with the following standards and regulations:

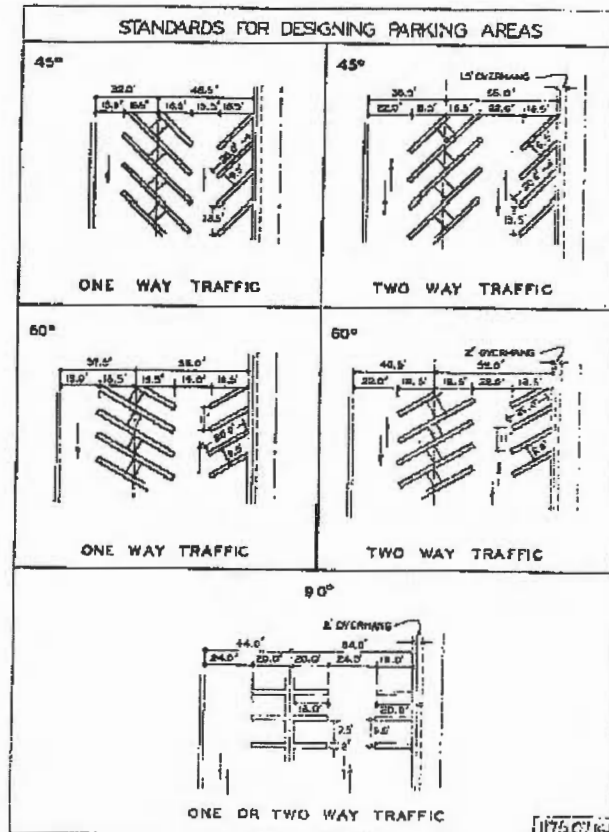
(a) Design Standards.

(1) Parking facilities shall be designed and provided as illustrated in a document entitled "Standards for Designing Parking Areas", which is hereby made a part of this section by reference as if fully written out herein. Copies of this document are on file at the City Hall. (See Figure 1 below.)

(2) Parallel parking spaces shall be twenty feet in length with a six-foot maneuvering space for each two parking spaces.

(3) Where parking abuts a sidewalk or other pavement of a seven-foot minimum width, two feet may be credited toward the total required parking space length dimension (except for parallel parking); provided that no part of such two feet of credit shall be part of any public right of way.

FIGURE 1



(b) Construction Requirements.

(1) All parking and loading areas and drives shall be provided with an adequate base and a three-inch asphalt or adequate concrete pavement as specified by the City Engineer. All parking and loading areas and drives shall provide adequate drainage so that all water is drained within the lot on which the parking area or drive is located in such manner that water shall not drain off the parking facility pavement except through the proper sewers.

(2) Bumper stops, curbing or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot. Curbing shall be installed as specified by the City Engineer.

(3) Sidewalks within the parking facility area of not less than five feet in width shall be constructed at such line and grade as determined by the City Engineer.

(4) In order to insure pedestrian safety, sidewalks of not less than seven feet in width may be required by the Planning Commission where any driveway or parking area abuts a building.

(c) Maintenance Requirements.

(1) Except for parallel parking all parking spaces shall be clearly striped with double lines twenty-four inches apart to facilitate movement and to help maintain an orderly parking

arrangement. Striping shall be maintained and shall be clearly definable at all times, except when weather conditions obscure the visibility of the pavement.

(2) Off-street parking areas in all multi-family and nonresidential zoning districts shall be maintained and kept in good repair so as not to be a hazard to the health and safety of occupants, employees or the general public.

(d) Maintenance of Exterior Drives, Parking and Auto Maneuvering Areas.

Upon inspection of off-street parking areas, multi-family apartments parking areas, nonresidential zoning district parking areas, driveways, parking and auto maneuvering areas or portions thereof within the City, if the following conditions exist, repair or replacement is required:

(1) Height differential between portions of driveway pavement of three-quarters of one inch.

(2) Multiple cracks within a control joint segmented block of pavement creating three or more pieces and causing the pieces to exhibit a shifting surface.

(3) An abrupt dip or raised area having two inches or more deviation from a straight-line grade within a five-foot distance.

(4) Loose, cracked, chipped, scaled, or deteriorated surface over 50% or more of a surface area.

(5) Gaps or missing areas exceeding a one and one-half inch in width.

(6) Loose, rocking, or missing pavement areas.

(7) Pavement blocks having cross slopes reverse from the intended slope and causing ponding of mud or water.

(8) A surface that is smooth, or slippery when wet and/or dry, so as to cause a danger to vehicles or pedestrians, such as a smooth steel plate or smooth steel troweled concrete.

(9) Water, gas or other valve boxes and cleanouts, etc. that are not within three-quarters of one inch of grade.

(10) As applicable, entire pavement block replacement is required with no saw cuts smaller than five feet by five feet. All edges that are butted to new concrete shall be saw cut or hand trowel cut. Additionally, all concrete must be installed to industry standards in accordance with ACI 302.1R entitled Guide to Concrete Floor and Slab Construction, ACI 332R entitled Guide to Residential Cast-in-Place Concrete Construction, and/or ACI 360R entitled Guide to Design of Slabs-on-Ground.

Section 2. Existing Section 1175.07, "Design, Construction and Maintenance," of the Codified Ordinances of the City of Richmond Heights is hereby repealed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

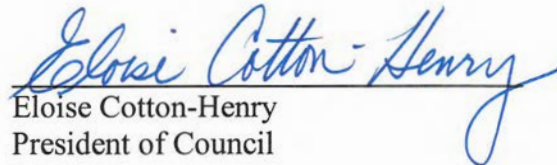
Section 4. This Ordinance shall take effect and be in force at the earliest time permitted by law.

PASSED: May 11, 2021


David H. Roche, Mayor

APPROVED: May 11, 2021

ATTEST: Betsy Traben
Betsy Traben
Clerk of Council


Eloise Cotton-Henry
President of Council