

Industrial Off-Street Parking Standards

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Questions to Consider

- What are the current regulations around off-street parking and traffic circulation areas within the Municipal Code?
- What impacts can permitting unpaved traffic circulation areas have on surrounding properties?
- How do other cities handle these issues?

Section 62-592. - Off-street parking design standards. (Relevant excerpts)

b) Pavement and drainage.

- 1) *Off-street parking facilities shall be paved.*
- 2) *Acceptable surfacing materials shall include, but not necessarily be limited to, asphalt, concrete, brick, cement pavers or similar materials installed and maintained according to industry standards.*
- 3) *Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties.*
- 4) *In the LI or GI Districts only, rear yard vehicular circulation areas, not including parking spaces, may be crushed concrete or similar material as approved by the City Administrator or designee.*
- 5) *All parking areas containing four or more spaces or containing angled parking shall have parking spaces and aisles clearly marked on the pavement.*

c) Landscape and screening requirements. *Unless otherwise noted, each unenclosed parking facility of over 3,000 square feet shall comply with the following regulations:*

- 1) *Each unenclosed parking facility shall provide a minimum landscaped buffer of ten feet along any street property line.*
- 2) *Each parking facility that abuts a residential district shall provide a ten-foot landscaped buffer along its common property line with the residential district.*
- 3) *Any parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the City Administrator or designee.*
- 4) *Each unenclosed parking facility of over 4,500 square feet within a street yard shall provide interior landscaped area equal to no less than five percent of the total paved area of the parking facility. Parking facilities within the GI District shall be exempt from this requirement.*
- 5) *Interior landscaping shall be credited toward the satisfaction of overall landscaping requirements set forth in Article VIII of this chapter.*

These requirements may be waived as part of the lot modification process described in Section 62-590.

g) Maintenance. *All parking facilities shall be maintained to ensure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris, and litter; maintaining parking surfaces in sound condition; and providing proper care of landscaped areas.*

What are other communities doing?

Bismarck – Current Requirements

14-03-10. Off-Street Parking and Loading.

5. Design Standards for Required Off-Street Parking and Loading Spaces.

f) Surfacing. All applications for required off-street parking and loading spaces and all driveways on private property leading to such parking areas shall be surfaced with a dustless all-weather hard surface material. Acceptable surfacing materials include asphalt, concrete, brick, cement pavers or similar materials installed and maintained according to industry standards. Crushed rock, crushed asphalt, crushed concrete, or gravel shall not be considered an acceptable surfacing material.

Watford City – Current Requirements

SECTION 1. - PARKING AND LOADING REGULATIONS

PARKING

D. Construction and Design Requirements

4. *Surface: All required off-street parking spaces shall consist of improved all-weather surfacing with a minimum of two (2) inches compacted asphaltic concrete over a ninety-five (95) percent compacted base or double-layer chip sealed using an approved dust palliative.*

Williston – Current Requirements

Section 25-H. Off-street parking requirements.

6. Design Standards.

- e) *Property within R-1,-R-2, R-3, R-4, R-5, R-6, R-7, C-1,-C-2 and C-3 zoned areas of the city limits and C-2 or C-3 zoned areas of the extraterritorial jurisdiction (ETJ) accessing a paved street or alley must pave with a hard surface all parking areas to include:*
 - i. *When used for temporary or long-term vehicle storage.*
 - ii. *Driveways and driving aisles for all new-construction; or*
 - iii. *Expansion as defined in this ordinance which results in increased parking demand.*
 - iv. *When required as a special permitted use or as required by state or federal law.*

- f) *Property located in M-1, M-2, M-3, and HCC zoned areas of the city limits and extraterritorial jurisdiction (ETJ) accessing a paved street or alley must pave, with a hard surface:*
 - i. *All driveways accessing the building and/or required parking lots.*
 - a) *When access is from an unpaved road or alley, only parking pads for the required parking stalls shall be paved.*
 - ii. *Other driveways accessing the property from paved streets or alleys must be paved with a hard surface from the street surfacing to the property line and all traffic aisle width into the property a minimum of 20 feet in length.*
 - iii. *All long-term vehicle storage which directly access a public street or hard surface alley by a driveway or driving aisle shall have an approved surface.*

- j) *Surfacing: Paved, hard surfacing shall include hot-mix asphalt, concrete, interlocking brick, mortared stone, brick, or pervious pavers.*
 - i. *Applicants proposing pervious pavers must provide product specifications to be approved by the City Engineering Department.*
 - ii. *Crushed rock, recycled asphalt, crushed concrete, or gravel are not permitted as a paved, hard surfacing materials.*
 - iii. *All parking areas including driveways must be well drained and maintained in a good operating and safe condition.*

Grand Forks – Current Requirements

Section 25-H. Off-street parking requirements.

12. Construction and maintenance:

- A. *In all districts, except as otherwise provided herein, required off-street parking areas and access drives leading from the public right-of-way shall be paved and provided with proper surface drainage.*
1. *In I-2 districts that are not within a corridor overlay district as provided for in section 18-0224, heavy equipment and trailer circulation areas, storage areas, and laydown yards, not including required parking areas and access drives leading to it, may consist of crushed concrete or similar material approved by the city planner.*
 1. *Circulation areas, storage areas, laydown areas, shall not be within fifteen (15) feet of any property line. The area between the circulation areas, storage areas and laydown yards and the property line shall be landscaped as provided for in section 18-0309.*
 2. *For those areas where an access drive from a paved public right-of-way enters a loading or storage area that is not paved, a paved entrance of fifty (50) feet, or such other equivalent means to catch gravel or sediment prior to entering the public right-of-way, is required.*

Findings

- The City currently allows crushed concrete, scoria, and other similar materials to be utilized in the LI and GI zoning districts, provided they are only used in rear yard vehicle circulation areas.
- The use of crushed concrete or scoria can lead to maintenance issues, as loose aggregate can be tracked onto public streets, and high winds can lead to dust that gets blown onto adjacent streets or properties.
- There are roughly 52 properties that utilize some form of unfinished scoria within City limits.
- Most other ND communities do not allow industrial developments to consider anything other than pavement a finished surface.

Suggestions

- Add a requirement akin to Watford City that requires all-weather surfacing or chip-sealing within City limits. This would eliminate scoria and other materials that generate significant dust.
- Add a requirement akin to Grand Forks that requires a 50-foot paved drive aisle to catch loose gravel or dust prior to reaching public ROW.
- Look into feasibility of requiring all property owners that do not meet this requirement must be brought into compliance within two (2) years of the ordinance being approved.

Comments? Questions?