

SCOTT COUNTY ORDINANCE NO. 11-_____

AN ORDINANCE TO AMEND CERTAIN PROVISIONS AND SECTIONS OF CHAPTER 6 SCOTT COUNTY CODE, THE REVISED ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY, IOWA RELATIVE TO THE REQUIREMENTS TO PROVIDE ADEQUATE OFF-STREET PARKING.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. Amend Section 6-5. DEFINITIONS to add the following definitions:

VEHICLE PARKING AND CIRCULATION AREAS: The areas on a lot or parcel where motor vehicles of customers, employees, visitors or building occupants park on a day to day basis. This includes all areas where vehicles are permitted to park, load and unload and circulate from the adjacent street or road to the building or facility on the property including, marked parking stalls, access lanes and driveways. All such areas must meet the Iowa Statewide Urban Design and Specifications (SUDAS) Chapter 12 Parking Lots Sections 1-6 (Current Edition).

VEHICLE STORAGE AREAS: The areas on a lot or parcel to which access is limited and controlled by fencing, gates or other means where vehicles, equipment and other materials are stored for extended periods of time. Such areas are not required to meet the Iowa Statewide Urban Design and Specifications (SUDAS) Chapter 12 Parking Lots Sections 1-6.

Section 2. Delete the existing Section 6-23. VEHICULAR PARKING AND LOADING PROVISIONS and replace with the following:

Section 6-23 OFF-STREET VEHICULAR PARKING REQUIREMENTS

A. Off-street parking required: All new construction, re-development or change of use of property subject to the requirements of Section 6-25 Site Plan Review shall be required to provide off-street parking and circulation areas in accordance with the requirements set forth as follows:

- (1) Off-street parking spaces shall be provided using the following guidelines:
 - a. Single and two family dwellings 3 per unit
 - b. Apartments 2 per unit
 - c. Senior Residential facilities 1 per unit
 - c. Churches and assembly facilities 1 per every 3 persons of occupancy load
 - d. General Commercial uses 1 per every 500 sq ft gross floor area
 - e. Outdoor recreational facilities 1 per every 3 persons of design capacity
 - f. Retail Sales under 5,000 sq.ft. floor area 1 per every 500 sq ft gross floor area
 - g. Retail Sales over 5,000 sq.ft floor area 1 per every 750 sq ft gross floor area
 - h. Office Uses 1 per every 500 sq ft gross floor area
 - i. Restaurants and on premise liquor sales 1 per every 250 sq ft gross floor area
 - j. Industrial uses 1 per every 750 sq ft gross floor area
 - k. Warehousing 1 per every 1,000 sq ft gross floor area
 - l. Other uses not specifically identified 1 per every 3 persons of occupancy load

- (2) Additional parking and circulation areas
All areas used for parking and circulation in excess of the above minimum required shall be constructed in accordance with the requirements of this Section 6-23.
- (3) Accessible parking spaces required:
Accessible parking spaces shall be provided in accordance with the requirements of the current edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
- (4) Construction and design standards:
Parking and circulation areas shall be designed and constructed in accordance with the Iowa Statewide Urban Design and Specifications (SUDAS) Chapter 12 Parking Lots Sections 1-6 (Current Edition)..
- (5) Completion or surety required
Prior to the issuance of certificate of occupancy all improvements required in accordance with this section must be completed or a performance bond be posted in an amount equal to 125% of the cost estimate of the required improvements to assure completion of the improvements within one (1) year of occupancy.

B. Stormwater management: Stormwater runoff from parking and circulation areas shall be controlled in a manner approved by the County Engineer and designed and constructed in accordance with the Iowa Statewide Urban Design and Specifications (SUDAS) Chapter 12 Parking Lots Sections 1-6. Stormwater detention facilities sufficient to capture the runoff of a one hundred (100) year storm shall be placed on the property. The release rate of storm water out of the detention facility shall be restricted so as not to exceed the volume produced by a five (5) year storm when measured at the pre-developed flow rates. The velocity of the water leaving the property shall be reduced so as not to cause erosion. A drainage easement is required where storm water from a property crosses an adjacent property to reach a natural stream or public drainage facility. Enclosed storm sewers require County Engineer approval. If an acceptable pervious paving system is used the requirement to provide on-site stormwater detention can be eliminated.

C. Exceptions: Any exceptions or modifications to the requirements of the parking regulations shall be reviewed using the criteria established for the review of a Special Use Permit by making application to the Zoning Board of Adjustment under the procedures and criteria of Section 6-27 C (2) Special Use Permit Review.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of this Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2011

Tom Sunderbruch, Chairman
Scott County Board of Supervisors

Roxanna Moritz
County Auditor