

City of Globe

Parking Lot Paving Standards Draft Text Amendment

Proposed new text shown with red underline, deleted text from existing code text shown was ~~red strike through~~

ARTICLE 14-7. - PARKING, LOADING, ACCESS REQUIREMENTS

Sec. 14-7-3. - Off-street parking standards.

(A) *Size.* A parking space shall mean an area of not less than 166.5 square feet, with a minimum width of nine feet, and a minimum depth of 18.5 feet, which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and access ways.

(B) *Permits.* An applicant for design and site plan review, development review, or a building permit must submit plans showing the off-street parking required by this article. These plans must show locations, arrangement, and dimensions of the off-street parking, turning spaces, drives, aisles, and ingress and egress, and must be approved by the designated approval authority. Whenever a permit has been issued in compliance with the requirements of this article, subsequent use of the structure, or use of the land is conditioned upon the unqualified availability of off-street parking as shown in the approved plans.

(1) *Alterations, Additions, and Expansion of a Business.*

a. A new use, addition, or alteration of a building shall not be approved if it would create or increase a deficit in off-street parking.

b. It is unlawful to reduce the amount of existing parking below the minimum required by this section without first supplying other spaces as are required.

c. If a building or business is destroyed, and if it is allowed to be reconstructed subject to the provisions of Section 14-1-3, it shall be required to provide only the number of parking spaces which existed prior to the destruction.

d. If a business expands, it shall, in addition to the parking spaces in existence prior to such expansion, be required to provide only the number of additional parking spaces necessitated by the expansion.

(2) *Parking Garage.* All garages or other space allocated for the parking of vehicles, within buildings, basements, or on roofs of buildings, shall be considered part of the off-street parking facilities and may be included as such in computing the parking area requirements.

(3) *Access.* All off-street parking shall have access from a public street or alley.

(4) *Ingress/Egress.* Ingress, egress, internal traffic circulation, off-street parking and loading facilities and pedestrian ways shall be designed so as to promote safety and convenience and so that traffic visibility is not obstructed.

(5) *Central Commercial Zone with Historic Preservation Overlay.* There shall be no additional minimum parking space requirements for the Central Commercial with Historic Preservation Overlay, however, additional off-street parking provided shall meet these standards.

(C) *Design and Location of Parking Spaces.*

(1) *Single-Family, Manufactured Homes, Duplexes and Agricultural Uses.*

a. *Location.* Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve.

b. *Surfacing.* Off-street parking spaces, driveways, and access ways shall be properly surfaced and graded so as to prevent impoundment of surface water in a manner satisfactory to the City Engineer.

(2) *All Other Uses.*

a. *Location.* Required off-street parking shall be located within 300 feet of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by enforceable legal measures and such parking is authorized by the legal owner of the separate lot or parcel.

b. Off-street parking. Spaces shall be situated in a manner which will not result in automobiles backing onto a public street. For all new construction, renovation, or restoration of existing parking lots, prospective applicants shall request a Preliminary Development Meeting.

c. *Surfacing.* All new construction of Customer, patron / employee parking areas, loading / maneuvering areas, and and-automotive display areas and similar parking uses; shall be subject to the following:

1. All areas, access ways, driveways, and display areas for vehicles ~~with gross vehicle weight of less than two and one-half tons with gross vehicle weight of less than two and one-half tons~~ shall provide a pavement design drawing showing the extent of the new pavement area. This design drawing shall include a section specifying the type and thickness of the ~~asphalt pavement proposed surfacing~~, aggregate base, and subgrade and shall ~~consist of a minimum of three inches of asphalt over an eight inch aggregate base over a compacted subgrade, or as otherwise specified by the site design engineer and approved by the City Engineer. Paved parking lots shall be maintained at an approved standard for paving. Existing gravel parking lots shall be maintained at an approved standard with a compacted aggregate base and surfaced with three-quarter inch minus gravel (cinders prohibited) at a two inch minimum depth, or a material of equal or better strength and durability which meets the City Engineer's minimum standards. All surface water run-off shall be detained on-site or drained into a drainage system approved by the City Engineer and shall be maintained by the property owner. The City Engineer may require a drainage study or grading and drainage plans sealed by licensed civil engineer at their discretion.~~ *(moved to the below sections 4, 5 and 6)* ~~consist of a minimum~~ comply with the of three inches of asphalt over an eight inch aggregate base over a compacted subgrade, design specifications as provided in the City of Globe Engineering Design Standards Manual, or as otherwise acceptable to the City Engineer or designee. or as otherwise specified by the site design engineer and approved by the City Engineer.

2. All parking lot paving surfaces in commercial zones shall be designed for the trip demand and traffic uses anticipated such as for heavy vehicles causing exceptional wear on the surface, potential for erosion from consistent use, erosion from storm water runoff, and to accommodate pedestrian ADA access. Certain situations such as topographical and drainage constraints may warrant engineered permeable surface design. In Such cases, the Design Engineer shall provide specifications subject to the City of Globe Engineering Design Standards Manual.

3. Prior to issuance of any City permit for construction, plans require approval by the City Engineer or designee. Such review is intended to ensure general compliance with preliminary plats, engineering design reports, and all applicable City codes, standards, and regulations. This review is not intended to ensure accuracy of all plan details or assume design responsibilities from the design engineer. In the event of plan errors or omissions, City standards will take precedence over the plans. Approval of the plan(s) by the City Engineer does not imply that the City is responsible for the correctness or completeness of the plans or for the cost

of corrections to the plans and extra work resulting from changes that may be required during construction. Any difficulties encountered during construction will be settled to the satisfaction of the City Engineer by the developer. Approval of plans by the City is for a one (1) year period, after the date of approval and may be required to include:

- i. Registered Professional Engineer stamped site/grading plan
- ii. Registered Professional Engineer stamped Drainage study
- iii. Adherence to Floodplain Management codes
- iv. On site/offsite stormwater retention requirements

4. Paved parking lots shall be maintained at an approved standard for paving.

5. Existing gravel parking lots shall be maintained at an approved standard with a compacted aggregate base and surfaced with three-quarter-inch minus gravel (cinders prohibited) at a two inch minimum depth, or a material of equal or better strength and durability which meets the City Engineer's minimum standards.

6. All surface water run-off shall be detained on-site or drained into a drainage system approved by the City Engineer and shall be maintained by the property owner. The City Engineer may require a drainage study or grading and drainage plans sealed by licensed civil engineer at their discretion. All grading and drainage design shall comply with Section 12-10 and other applicable City Codes.

d. *Curbing.* A six-inch wide by six-inch high curb or bumper guard shall be installed along all property lines bordering the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line.

e. *Design.* As indicated in the diagram below, all areas of the parking lot, with the exception of necessary points of ingress and egress, shall be no closer than ten feet from the front and exterior side yard property lines. That unoccupied area shall be landscaped and maintained with trees, shrubs, ground cover, pedestrian walkways, and plazas in a manner acceptable to the Zoning Administrator. Such landscaping shall be maintained and kept in a weed-free manner. Access to off-street parking areas from a public street shall be from a two-way driveway with a minimum width of 20 feet and a maximum width of 40 feet, or two one-way driveways each with a minimum width of 12 feet and a maximum width of 18 feet. No access driveway shall be located closer than 20 feet from a street intersection or other access driveway, nor any closer than ten feet from any property line unless extraordinary circumstances are demonstrated and approval is granted through the design and site plan review process.

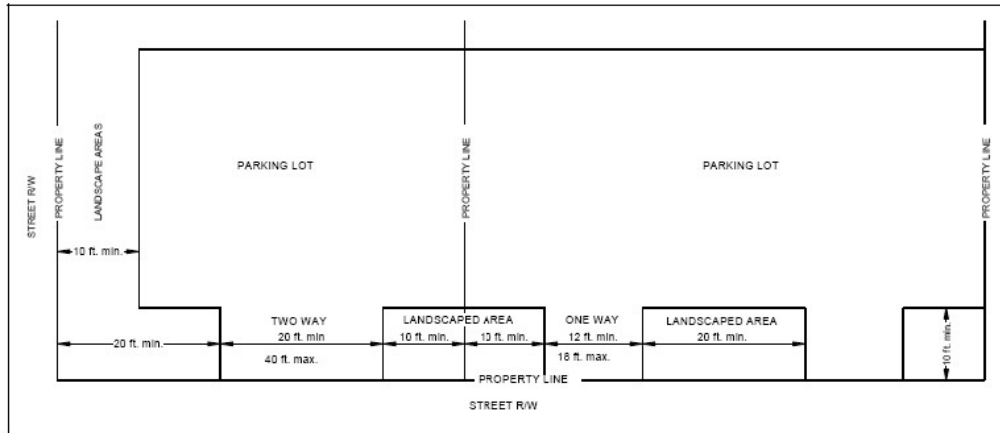


Figure 14-7.1 Parking Lot Minimum Dimensions

f. *Dimensions.* Arrangements of parking spaces within the parking lot and driveway widths shall conform with the following requirements:

Table 14-7: Minimum Required Parking Area Dimensions					
Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
0° (Parallel)	9'	*22'-0"	10'-0"	12'	20'
30°	9'	18'-6"	17'-4"	12'	20'
40°	9'	14'-0"	19'-2"	12'	22'
45°	9'	12'-6"	19'-10"	13'	24'
50°	9'	11'-9"	20'-5"	15'	24'
60°	9'	10'-5"	21'-0"	18'	24'
70°	9'	9'-8"	21'-0"	19'	24'
90°	9'	9'-0"	18'-6"	24'	24'
* End cap parallel parking spaces may be reduced to 20' if proper curb taper for safe vehicle movement can be demonstrated.					

Minimum parking space dimensions shall be nine feet by 18.5 feet at various angles.

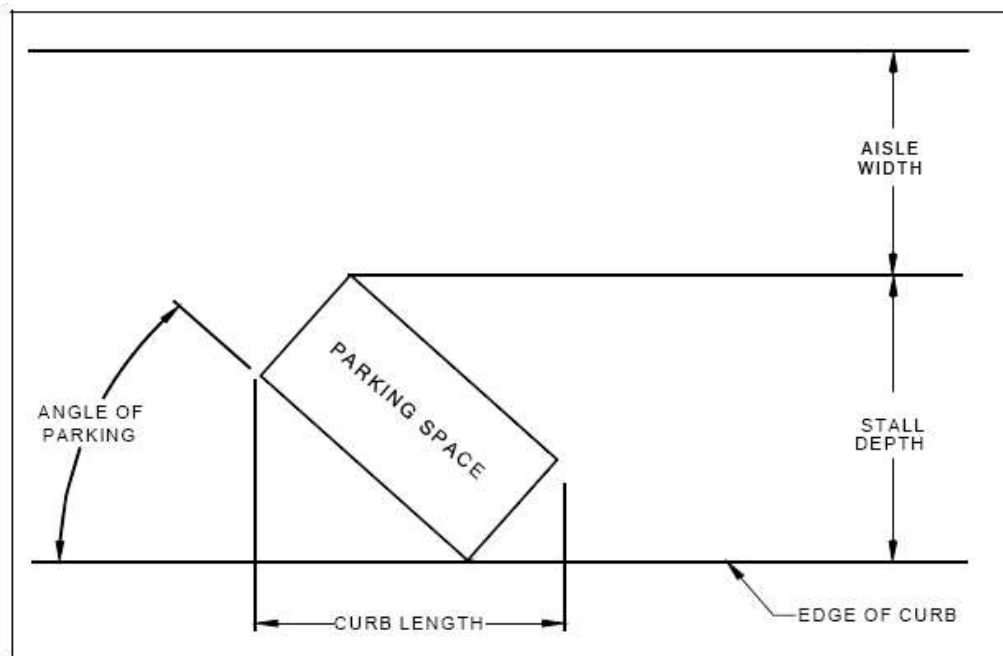


Figure 14-7.2 Parking Space Dimensions

g. *Screening*. All on-site parking areas shall be screened from public rights of way with a three-foot masonry wall or a combination of berms and landscaping. Whenever a parking lot or a driveway to a parking lot is established so as to adjoin the side or abut the rear line of a lot in a residential or manufactured home zoning district, a solid masonry or solid material fence six feet in height, or of other material or height as allowed or required by the planning and zoning commission (subject also to the fence height regulations established in Section 14-6-5 of this chapter) shall be constructed and maintained along said side or rear lot line.

h. *Lighting*. Parking lots used during hours of darkness shall be lighted to minimum level of 1.5 foot-candles.

Lighting shall be indirect, hooded and arranged so that the source of light is not directly visible from any street or adjoining property. All outdoor lighting shall conform to Article 14-8 of this zoning code, unless otherwise specified herein. Light standards shall be a maximum of 40 feet in height above grade, in airport, commercial and industrial zones and 16 feet in residential zones.

(d) *Schedule of Required Off-Street Spaces...*

[City of Globe – Codes 12-6, 12-7, 12-8, 12-10, 14-7\(www.globeaz.gov\)](http://www.globeaz.gov)