BILL 2013-24

****** Third Reading ******

AGENDA ITEM

TO: Mayor and City Council

FROM: Clyde Han, Building Inspector

DATE: Tuesday, June 11, 2013

RE: Property Maintenance Code - All weather surface parking

Issue:
Repeatedly parking vehicles on grass turns the area to dirt and with a little moisture then to mud; Parking in the dirt and mud tracks debris onto the streets, the mud and debris is swept and washed into the storm drainage system, via ditches, curb and gutters, drop boxes and drainage tubes. Dirt, mud and debris in our drainage system contribute to flooding of streets, homes and businesses. Removing the dirt, mud and debris from our storm drainage system requires extra time and expense. It is unclear the intent and purpose of the original ordinance, it could have been to prevent people from tearing up the grass by requiring parking only in driveways and approved areas.

The intent and purpose of the 2009 regulation and today's proposed update is storm drainage and aesthetics. We (city) tried to resolve the issue by defining the parking surface as; ***"The surface shall be a clearly visible layer of all-weather material, not less than four (4) inches in depth, and to exceed the length and width of the vehicle parked thereon by twenty four (24) inches".***

The intent and purpose of the regulation is to address the rutting of yards, driveways, parking areas and resulting debris.

Action:
Resend Chapter 3: Buildings, Article IX: Property Maintenance Code, Section 302.3 Sidewalks and driveways, subsection (d), and adopt; Chapter 3: Buildings, Article IX: Property Maintenance Code, Section 302.3 Sidewalks and driveways, subsection (d)

Cameron Planning and Zoning Commission met, considered the revision and recommends approval. City staff also recommends approval.

There are no time issues or stipulations that would require any special action by council.

Bill 2013-24

AN ORDINANCE AMENDING SECTION 302.3(d) SIDEWALKS AND DRIVEWAYS, OF ARTICLE IX, PROPERTY MAINTENANCE CODE OF CHAPTER 3, BUILDINGS OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI CODE AND AMENDING THE REQUIREMENTS FOR ALL WEATHER SURFACE PARKING

WHEREAS, the intent is to prevent rutting of yards and debris in our streets that are injurious to our storm water system; and

WHEREAS, the purpose is to allow for new technologies in parking surfaces that are designed "not to be seen" yet provide "debris free" durable driving and parking surface that enhance the aesthetics of our city.

WHEREAS, Public Hearings notifications were made and Public Hearings were conducted by Planning and Zoning on May 13, 2013 and June 10, 2013.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS: Repeal Section 302.3, subsection (d); No person shall park any vehicle outdoors on any portion of any zoning district whether public or private, except on an all-weather surface composed of concrete, asphalt, gravel, crushed stone or similar aggregate. The surface shall be a clearly visible layer of all-weather material, not less than four (4) inches in depth, and shall exceed the length and width of the vehicle parked thereon by twenty four (24) inches, of Article IX, Property Maintenance Code, of Chapter 3, Buildings, of the Cameron City Code, and enact new Section 302.3 subsection (d) as follows:

No person shall park any vehicle outdoors on any portion of any zoning district whether public or private, except on an all-weather surface composed of concrete, asphalt, gravel, crushed stone or similar aggregate. The surface shall be a clearly visible layer of all-weather material, not less than four (4) inches in depth, and shall exceed the length and width of the vehicle parked thereon by twenty four (24) inches. Enforcement of and prosecution for violation of this section shall be based upon evidence of surface rutting (two (2) inches or more in depth) or upon evidence that debris has been tracked upon an alley or street from the property where parking occurs. Proof by the property owner of a hard surface parking area, as described above, shall constitute a defense to a charge under this section.

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Read and passed on first reading only this 17th day of June 2013.
Read and passed on second reading this 1st day of July 2013.
Read and passed on third reading by roll call this 15th day of July 2013.

_____
Mayor

ATTEST:

_____
City Clerk/Finance Clerk