



61st City Council

Mayor Chuck Burtcher

Ward I – Trey Ayers, John Wood **Ward II** – Mary Coffin, Patty Hazlewood

Ward III – Sheri Mueller, Gaylord Z. Thomas

SPECIAL CITY COUNCIL MEETING WORKSHOP

City Hall – 101 N. 2ND Street; Guthrie, Oklahoma

Third Floor Conference Room

April 3, 2012, 6:00pm

Agenda

The special meeting of the Guthrie City Council will convene at 6:00 p.m. at Guthrie City Hall, 101 N. 2nd Street.

CALL TO ORDER – This meeting is called to order on Tuesday, April 3, 2012 at 6:00 p.m. Mayor and Council members are present and declare a quorum present.

1. Discussion regarding Ordinance No. 3226, revising Article 5, Section 10 of Ordinance No. 2422 of the Guthrie Code of Ordinance providing for restriction of off-street parking.
2. Discussion of possible City acceptance of rail road right of way.
3. Questions and discussion regarding agenda items.
4. Request for future items of discussion.
5. Adjournment.

Agenda posted on the bulletin board in the lobby of City Hall before 5:00pm on Friday, March 30, 2012. The City of Guthrie encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the city clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The city may waive the 48 hours rule if signing is not the necessary accommodation.

SECTION 10

OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING

10.1 GENERAL INTENT AND APPLICATION:

It is the intent of these requirements that adequate parking and loading facilities be provided off the street easement for each use of land within the City of Guthrie. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all Districts. Provided, however, that on appeal the Board of Adjustment may grant exceptions to the off-street parking requirements set forth in Article 5, Section 10, when it is determined that the size and shape of a lot or lots is such that off-street parking requirements can not be complied with and that the proposed use will not create undue traffic congestion in the adjacent streets.

10.2 REQUIRED OPEN SPACE:

Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

- A. The area required for off-street parking shall be in addition to the yard areas herein required; except that the front yard required in a C-1 Neighborhood Shopping District or an I-1 Restricted Manufacturing and Wholesale District may be used for uncovered parking area; and further provided that the front yard required in a Residential District may be used for the uncovered parking area for six (6) or less vehicles associated with a residential use when the area is surfaced with a sealed surface pavement adequate to prevent the occurrence of mud and dust with continued use, and may be used for uncovered parking area for more than six (6) vehicles in accordance with the provisions of Article 5, Subsection 10.8, infra.

10.3 LOCATION:

The off-street parking lot shall be located within two hundred (200) feet, exclusive of street and alley widths, of the principal use and shall have direct access to a street or alley.

10.4 JOINT PARKING FACILITIES:

Whenever two or more uses are located together in a common building, shopping center or other integrated building complex, the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

10.5 SIZE OF OFF-STREET PARKING SPACE:

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine (9) feet by twenty (20) feet plus adequate area for ingress and egress.

10.6 AMOUNT OF OFF-STREET PARKING AND LOADING REQUIRED:

Off-street parking and loading facilities shall be provided in all Districts in accordance with the following schedule:

Use	Number of Parking Spaces Per	Unit of Development
RESIDENTIAL		
Single family & two-family	1	Dwelling unit
Multiple-family other than Public housing	1 ½	Dwelling unit
Public Housing	As specified by HUD	
Boarding house and Rooming House	1	Each two (2) guest Accommodations
INSTITUTIONAL		
Hospital	1 Plus 1 Plus 1 Plus 1	Each four (4) patient beds (a) Each staff or visiting doctor Each three (3) employees (b) Each emergency vehicle
Medical or dental clinics Or offices	6 Plus 1	Each doctor Each two (2) employees
Sanatoriums, convalescent Or nursing homes	1 Plus 1 Plus 1	Each six (6) patient beds Each staff or visiting doctor Each two (2) employees
Community Center, Theater Auditorium, Church Sanctuary	1	Each four (4) seats (c)
Convention Hall, Lodge, Club, Library, Museum	1	Each fifty (50) sq. ft. used for Assembly or recreation
COMMERCIAL		
Office	1 Plus 1	First two (2) employees Each three hundred (300) sq. ft of gross floor area (d)
Restaurant, Service, etc.	1	Each two (2) employees and

Barber Shop, Beauty Parlor	1	one (1) for each three (3) seats Each two (2) employees and one and one-half (1 ½) for each operator
Retail and Commercial Not Otherwise Classified	1	Each one hundred and fifty (150) sq. ft of retail space and other area used by the public
Place of Amusement or Recreation	1	Each fifty (50) sq. ft used for assembly or recreation
INDUSTRIAL	Adequate area to park all employee, customer and visitor vehicles at all times, plus adequate space for loading, unloading and storing service vehicles.	

NOTES TO TABLE:

- a. Exclusive of bassinets.
- b. Including nurses.
- c. Based on maximum seating capacity.
- d. Exclusive of the area used for storage, utilities and building services.

For all uses not covered in the schedule above, the Planning Commission shall make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirement for the permitted use.

10.6.1 APPLICATION TO CENTRAL BUSINESS DISTRICT:

The requirements of Section 10.6 of this Article shall not apply to uses within the Central Business District zoning district conducted in structures existing as of December 16, 1997. (Ord. 3028, 10/31/97)

10.7 PAVEMENT STANDARDS:

All off-street parking areas, driveways, and loading berths shall be constructed according to standards approved by the City Council and on file with the Community Development Director. (Ord. 3028, 10/31/97)

10.8 OFF-STREET PARKING LOTS IN RESIDENTIAL DISTRICTS:

Whenever off-street parking lots for more than six (6) vehicles are to be located within or adjacent to a Residential District, the following provisions shall apply:

- A. All sides of the lot within or abutting the Residential District shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five (5) nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition.
- B. No parking shall be permitted within a front yard setback line established fifteen (15) feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required.
- C. All yards shall be landscaped with grass and shrubs and maintained in good condition the year round.
- D. Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- E. All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- F. Whenever lighting is provided, the intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
- G. No sign of any kind shall be erected except information signs used to guide traffic and to state the condition and terms of the use of the lots. Only nonintermittent white lighting of signs shall be permitted.

10.9 PAVED ACCESS DRIVEWAYS REQUIRED IN RESIDENTIAL DISTRICTS:

In residential districts all driveways abutting sealed surface streets shall be paved with a sealed surface pavement and maintained in a manner that no dust will result from continued use; provided, however, that the paved surface, beginning at the edge of the abutting sealed surface street, shall not be required to exceed fifteen (15) feet in length and the remaining length of the driveway connecting from the required paved section to the residential structure shall be an all-weather surface.

10.10 PAVED ACCESS DRIVEWAYS REQUIRED IN COMMERCIAL AND INDUSTRIAL DISTRICT:

In commercial and industrial districts all driveways used by the public as a regular part of the operation of an establishment shall be paved with a sealed surface pavement and maintained in a manner that no dust will result from continued use.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF GUTHRIE ARTICLE 5 SECTION 10 APPLYING TO OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING ADDING SECTION 10.11 RELATING TO OFF-STREET PARKING; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR SEVERABILITY.

THE CITY OF GUTHRIE HEREBY ORDAINS:

SECTION 1

Whereas, the zoning ordinance of the City of Guthrie, Oklahoma, Code of Ordinances has been considered by the City Council:

Now, therefore, Article 5 of the Zoning Ordinances of the City of Guthrie, Oklahoma, Code of Ordinances is hereby amended by adding Section 10.11 "Off Street Parking" to read as follows:

- (A) No operator of any commercial or non-commercial motor vehicle or trailer, no owner or person exercising dominion over any real property shall park or allow parking of any motor vehicle or trailer upon any residentially zoned property in the City of Guthrie except on driveways constructed to standards of the City.
- (B) Exceptions. The provisions of paragraph A of this section shall not be applicable in the following instances:
 - 1. To parking on grass, gravel, or crushed material of similar consistency for events presented on an intermittent basis such as sporting events, car shows, music concerts, holiday or social celebrations or other events of a similar temporary nature;
 - 2. To real property under active construction and improvement pursuant to a duly issued building permit;
 - 3. As to vehicles parked completely to the rear of the front wall of the main building on the subject property and concealed from view from all public street rights-of-way by:
 - a. A solid, opaque, screening fence or wall at least six feet (6') in height; or
 - b. Vegetation consisting of a solid hedge row of evergreen shrubs, providing full screening from the ground to a minimum height of six feet (6')
 - c. Any combination of the above that effectively conceals the vehicle from view and accomplishes the required screening height.
 - 4. To legally non-conforming off-street parking surfaces;
 - 5. In any case where a variance has been granted by the Board of Adjustments of the City of Guthrie.

SECTION 2

Any ordinances or parts of ordinances in conflict herewith are hereby repealed. All other provisions of Section 10 not amended by this ordinance shall remain in full force and affect.

Passed and approved, and the emergency clause ruled upon separately this ____ day of _____, 2012.

City of Guthrie, Oklahoma

By: _____
Chuck Burtcher, Mayor

Attest: (SEAL)

Approved as to form and legality:

Wanda Calvert, City Clerk

Randel Shadid, City Attorney,