

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 64-155 (b)(1) AND AMENDING SECTION 64-155(g) TO THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO FRONT YARD PARKING ON BROADWAY BOULEVARD.

WHEREAS, Broadway Boulevard, from East to West, is a highly visible Sedalia residential area. Historically, it has been the “image” of Sedalia and continues to be so. Consequently, the appearance of East and West Broadway Boulevard requires special attention and requirements without being an exceptional burden on homeowners. The following elements of this proposed ordinance pertain only to East and West Broadway Boulevard between South Merriam and South Warren Avenues and only for property zoned R-1 and R-2 as of the date of passage of this ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI, AS FOLLOWS:

Section 1. Section 64-155 (b)(1) is hereby added and Section 64-155 (g) is hereby amended to the Code of Ordinances of the City of Sedalia, Missouri to read as follows: **See attached Exhibit A.**

Section 2. The City’s fee schedule is hereby amended as follows for violations of Section 64-155 (b)(1):

First Violation - \$100.00

Second Violation - \$200.00 and

Third and Subsequent Violations - \$500.00

Section 3. This ordinance shall be in full force and effect on November 1, 2014 and after its passage and approval by said council.

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this ____ day of July, 2014.

Presiding Officer of the Council

Approved by the Mayor of said City this ____ day of July, 2014.

Stephen J. Galliher, Mayor

ATTEST:

Arlene Silvey, MRCC
City Clerk

DRAFT

EXHIBIT A

“Sec. 64-155. Off-street parking and loading regulations.

(b) *Same—One-family or two-family dwellings.* For all one-family or two-family dwellings hereafter erected, constructed, reconstructed or altered, provision in the form of garages or open parking areas shall be made for the parking of motor passenger vehicles on the premises. Such parking shall provide space for two vehicles for each family unit.

(1) *Additional requirements for all residential properties located on Broadway Boulevard between South Warren Avenue and South Merriam Avenue.*

(a) This section shall apply to any lot or tract of land zoned for residential purposes (R-1 through R-2). No portion of a motor vehicle or trailer shall be parked on grass, dirt or gravel in the front yard.

For purposes of this section, the front yard is the open space in that portion of a yard between the street and the face of the structure and a line extending from the left side of the lot to the right side of the lot. The line, as viewed from the street, shall extend parallel to the street from the right and left corners of the face of the structure to the respective right and left lot lines. As used in this section, the face of a principal structure shall be any and all portions of the structure fronting on a street. A corner lot shall be deemed to have two front yards.

(b) The presence of any vehicle or trailer in or upon any property, private or public, in violation of this section, shall be prima facie evidence that the person in whose name such vehicle is registered committed or authorized such violation.

(c) Existing singlewide driveways, whether paved or unpaved, and as of the passage of this ordinance, shall be allowed. A singlewide driveway shall not exceed twelve (12) feet in width. Driveways shall not be widened to allow for front yard parking. Cars parked on a singlewide driveway shall be allowed.

(d) If approved by the city, half-circle driveways may be located in the front yard, if these driveways are on improved surfaces of either asphalt, concrete or pavers; and of a width not to exceed twelve (12) feet.

(e) New construction of houses can use the existing driveway entrance and allow for a paved driveway.

(g) *Improvements of parking area.* All open parking areas as required for the number of parking spaces provided in this section and the driveways, except those serving single-family dwellings, two-family dwellings and industrial buildings, shall be surfaced with a permanent pavement material as follows:

- (1) Asphaltic concrete.
- (2) Portland cement concrete.
- (3) Any other all-weather material that is approved by the public works director.

PROVIDED HOWEVER the parking areas and driveways for the residential properties on Broadway Boulevard from South Warren Avenue to South Merriam Avenue shall also comply with the provisions in Section 64-155 (b)(1) above.

Ingress and egress shall be surfaced with a permanent pavement material as stated in this subsection (g) from the edge of the street pavement or curbline to the street right-of-way line regardless of the building use or zoning classification. Also, ingress and egress shall be in accordance with the city's policy and standards for driveways and curb cuts. Any unpaved parking areas existing before January 1, 1992, are exempt from the paving requirement. However, if the existing building is added on to, the number of parking spaces required by the additional shall be paved. This pavement of the parking area as required for the number of parking spaces for the addition, shall be surfaced with a permanent pavement material as stated in this subsection (g). Ingress and egress shall be surfaced with a permanent pavement material as stated in this subsection (g) from the edge of the street pavement or curbline to the street right-of-way line. Also, ingress and egress shall be in accordance with the city's policy and standards for driveways and curb cuts. The person proposing the improvements for a parking area has one year from the date of the certificate of occupancy to satisfy the requirements for paving and must provide the city with a cash bond for the amount of the parking area improvements. This amount will be determined by the city and by the person proposing the parking area improvements being equal to the present prevailing construction costs of the necessary parking area improvements. If the parking area improvements have been made prior to the certificate of occupancy, then a cash bond is not required. No parking shall be permitted within six feet of an adjoining lot located in districts R-1 to R-3 inclusive. Any lights used to illuminate the parking area shall be so arranged as to direct the light away from any adjoining premises located in a districts R-1 to R-3 inclusive. Where such parking area is located in districts R-1 to R-32 inclusive, no fee shall be charged for parking thereon, and no signs of any kind shall be erected except those necessary for the orderly parking thereon.