

# STANDARDS FOR USE OF AND ACCESS TO CITY STREETS

## A. *Driveway Standards and Fire Access*

*Dunes City has many developable lots of large size and standards need to exist for potential multiple lot usage of driveways and for fire and rescue vehicle access and egress. The Oregon Uniform Fire Code (UFC) requires fire and emergency vehicle access to within 150 feet of any portion of any structure.*

*It is the intent of Dunes City that fire truck access requirements for driveways and streets coincide. Therefore the driveway specifications for a lot on which any portion of any structure is beyond 150 feet from a City street should meet the minimum UFC requirements for a street. Grading or excavation needed for a driveway may require a permit as specified in Section 151.042 of the Dunes City Code of Ordinances.*

*Shared driveways are allowed.*

### 1. *Standards*

*All driveways shall meet the following as a minimum:*

- a. *Single driveways shall have at least a 12-foot running surface width.*
- b. *A driveway on a two lot shared easement shall have at least a 20-foot width and be constructed with a 12-foot asphalt or concrete running surface width with 2.5 feet of rocked shoulders.*
- c. *A driveway on a three or four lot shared easement shall have at least a 30-foot width and be constructed with no less than a 12-foot asphalt or concrete running surface with 2.5 feet of rocked shoulders. The easement shall be at least 30 feet wide plus any additional width needed to support the driveway surface and any required fill.*
- d. *Each driveway accessing a street shall have at the intersection with the street running surface an asphalt or concrete pad at least 8 feet in length and as wide as the running surface of the driveway plus an approach radius on each side.*
- e. *To ensure proper storm water management, the Road Commission may require that any driveway with a slope in excess of 10% be designed by an engineer licensed in Oregon.*
- f. *If any lot or parcel that shares a driveway meets the requirements for further division and exceeds five acres, the driveway easement shall be a minimum of 50 feet in width.*
- g. *All driveways in the City shall be constructed or maintained so that they do not form an impediment to natural drainage. They shall have culverts installed to service*

*existing ditches or to provide for future ditches which may be installed by the City. A driveway shall not collect, retain, or back-up the flow of surface water and create puddles, marshes, swamps, or any other similar collection of undesirable water on or near City streets.*

**2. Additional Requirements for Long Driveways**

*To construct or modify a driveway on a lot where any portion of any existing or proposed structure is 150 feet or more away from a Dunes City street, a fire-access street approval issued by the Siuslaw Valley Fire and Rescue (SVFR) is required prior to issuance of a building permit. An application form and information sheet for the fire-access street approval is available during normal business hours at the Dunes City Hall.*

*In the event of a disagreement between the Building Official, SVFR or the applicant, the applicant shall have the right to appeal to the Dunes City Council for final disposition.*

*For requirements related to dead-end streets, please refer to sub-section 155.3.4.1.M of the Dunes City Code.*

**3. Driveway Permits**

*Applicants for driveway permits shall be required to obtain approval of the location of a proposed driveway from the Road Commission prior to the issuance of a driveway permit. Review of the proposed siting of a driveway and under-driveway culvert(s) shall include, but not be limited to, the following factors:*

- a. The location on the lot of existing or proposed structures.*
- b. Promotion of safe ingress and egress to and from the City street.*
- c. Preservation of mature trees in the City's rights-of-way.*
- d. The natural topography of the land, including slope, surface runoff, riparian or wetland areas and soil composition.*
- e. Location of proposed or existing well(s).*
- f. Location of proposed or existing septic drainfield(s).*
- g. Location of existing access easements.*
- h. Location of corners on property line parallel to street, as marked by property owner.*

**B. Parking on City Streets**

- 1. Due to the right-of-way width of most streets in Dunes City, on-street parking in general is discouraged.*
- 2. On-street parking is permitted for a maximum duration of two hours out of 24 hours for no more than two consecutive days.*
- 3. On-street parking exceeding the limits of item **B. 2.** above, shall require a Right-of-Way Use Permit. The Dunes City Road Commission shall evaluate such applications.*

**C. Heavy Equipment on Streets**

Use On Paved Streets

1. No person shall use lug equipment on paved streets.
2. No person shall load or unload lug equipment on paved streets. Loading and unloading of lug equipment is permitted on gravel streets. Any damage to streets, including damage to drainage ditches, culverts, and other parts of the right-of-way, caused by loading or unloading of lug equipment shall be repaired within five working days after the damage.
3. When it is necessary for lug equipment to traverse a paved street, the operator of the vehicle shall take preventative measures to ensure that the street is adequately protected.
4. When equipment has damaged a paved street, the contractor and property owner are responsible for street repairs. Enforcement of regulations and penalties resulting from such damage is punishable as provided in Dunes City Code 90.14 and 90.99.

**D. Parking requirements: Refer to Dunes City Code 156.137 (pages 123 - 128).**

*Buildings erected or enlarged or uses established or changed after the effective date of this part shall comply with the following parking requirements:*

**1. Required parking spaces.**

<b>Use</b>	<b>Parking Spaces Required</b>
One- or two-family dwelling/mobile home	Two parking spaces per dwelling unit
Retail, commercial establishments	One for every 300 square feet of gross floor area or 5½ spaces per 1,000 square feet, whichever provides the greatest amount of parking
Business and professional offices	One for every 250 square feet of gross floor area or 2½ spaces per 1,000 square feet of gross floor area, whichever provides the greatest amount of parking
Medical offices and clinics	6½ spaces per doctor or 150 square feet of gross floor area, whichever provides the greatest amount of parking
Motels	One space per lodging unit, plus one for every four restaurant seats
Churches, clubs, lodges	One space for every four fixed seats, every eight feet of bench length, or every 28 square feet in the main auditorium or place of worship where no permanent seats or benches are maintained
Restaurants	One space per 200 square feet of floor area, plus one space per employee

2. **Parking requirements for uses not specified.** The parking space requirements for buildings and uses not set forth herein shall be determined by the Planning Commission and such determination shall be based upon the requirements for the most comparable building or use specified herein. The decision of the Planning Commission may be appealed to the City Council in the manner allowed for appeals of site review requirements as specified in § 156.218.

3. **Common facilities for mixed uses.**

a. **Mixed uses.** In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses or 5.5 spaces per 1,000 feet of gross floor area, whichever provides the greatest amount of parking. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except as provided in (b) below.

b. **Joint use of parking facilities.** The Planning Commission may authorize the joint use of parking facilities required by the uses and any other parking facility, provided that:

- 1) The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed;
- 2) The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking; and
- 3) The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this part, shall be recorded in the office of the City Recorder.

4. **Parking area design and improvement requirement.** All public or private parking areas which contain three or more parking spaces and outdoor vehicle sales areas shall be designed and improved according to the following:

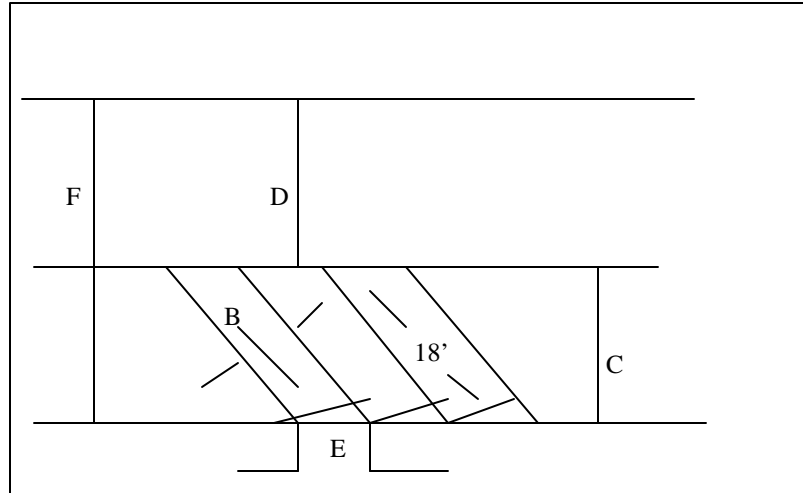
a. **Service drives.** Groups of five or more parking spaces, except those in conjunction with single-family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic and provide maximum safety in traffic access and egress and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum which will allow the property to accommodate and service anticipated traffic.

- b. On parking lots having five or more parking spaces, such spaces shall be clearly marked in a permanent manner.
- c. **Surface and grading.** All new parking areas shall have a durable, dust-free surfacing of asphaltic concrete, Portland cement concrete, or other approved materials. All parking areas, except those in conjunction with a residential use, shall be graded so as not to drain storm water onto any abutting public or private property.
- d. **Bumpers.** All parking areas, except those required in conjunction with a residential use, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.
- e. **Fences, walls, and hedges.** All parking areas (including service drives in the Community Commercial District), except those required in conjunction with a residential use, which abut a residential district, and which require an interior yard setback, shall be enclosed along and immediately adjacent to any interior property which abuts any residential district with an opaque, site-obscuring fence, wall, or hedge not less than three feet nor more than eight feet in height, but adhering to the visual clearance and front and interior yard requirements established for the Community Commercial District. If the fence, wall, or hedge is not located on the property line, the area between the fence, wall, or hedge and the property line shall be landscaped with lawn or low-growing evergreen ground cover, or vegetable or rock mulch. All plant vegetation in this area shall be adequately maintained, and the fence, wall, or hedge shall be maintained in good condition. Screening or planting shall be of such size as to provide the required degree of screening within 12 months after installation. Adequate provisions shall be maintained to protect walls, fences, or plant materials from being damaged by vehicles using the parking area.
- f. **Lights.** Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

5. **Parking table and diagram.** The following table provides the minimum dimensions of public or private parking areas based on the following diagram.

**The above mentioned diagram and table begin on the following page.**

a. Parking Diagram



b. Parking Table

<b>(A)</b> <i>Parking Angle</i>	<b>(B)</b> <i>Stall Width</i>	<b>(C)</b> <i>Stall Depth (Minimum) (ft.)</i>	<b>(D)</b> <i>Clear Aisle Width (Minimum) (ft.)</i>	<b>(E)</b> <i>Staff Distance at Bay Side (ft.)</i>	<b>(F)</b> <i>Clear Bay Width (Minimum) (ft.)</i>	<b>(G)</b> <i>Permitted Decrease (Minimum) in Clear Aisle Width for Private Parking Areas (ft.)</i>
Parallel	8'0"	--	12.0	22.0	20.0	2
20°	8'0"	13.6	11.0	23.4	24.6	1
	8'6"	14.1	11.0	24.9	25.1	
	9'0"	14.6	11.0	26.3	25.6	
	9'6"	15.1	11.0	27.8	26.1	
	10'0"	15.5	11.0	29.2	26.5	
30°	8'0"	16.0	11.0	16.0	27.0	1
	8'6"	16.4	11.0	17.0	27.4	

b. Parking Table (Continued)

<b>(A)</b> <i>Parking Angle</i>	<b>(B)</b> <i>Stall Width</i>	<b>(C)</b> <i>Stall Depth (Minimum) (ft.)</i>	<b>(D)</b> <i>Clear Aisle Width (Minimum) (ft.)</i>	<b>(E)</b> <i>Staff Distance at Bay Side (ft.)</i>	<b>(F)</b> <i>Clear Bay Width (Minimum) (ft.)</i>	<b>(G)</b> <i>Permitted Decrease (Minimum) in Clear Aisle Width for Private Parking Areas (ft.)</i>
30°	9'0"	16.8	11.0	18.0	27.8	1
	9'6"	17.3	11.0	19.0	28.3	
	10'6"	17.7	11.0	20.0	28.7	
45°	8'0"	18.4	14.0	11.3	32.4	3
	8'6"	18.7	13.5	12.0	32.2	
	9'0"	19.1	13.0	12.7	32.1	
	9'6"	19.4	13.0	13.4	32.4	
	10'0"	19.8	13.0	14.1	32.8	
60°	8'0"	19.7	19.0	9.2	38.7	3
	8'6"	20.0	18.5	9.8	38.5	
	9'0"	20.3	18.0	10.4	38.3	
	9'5"	20.5	18.0	11.0	38.5	
	10'0"	20.8	18.0	11.5	38.8	
70°	8'0"	19.8	20.0	8.5	39.8	3
	8'6"	20.1	19.5	9.0	39.6	
	9'0"	20.4	19.0	9.6	39.4	
	9'6"	20.6	18.5	10.1	39.1	
	10'0"	20.9	18.0	10.6	38.9	

b. Parking Table (Continued)

(A) <i>Parking Angle</i>	(B) <i>Stall Width</i>	(C) <i>Stall Depth (Minimum) (ft.)</i>	(D) <i>Clear Aisle Width (Minimum) (ft.)</i>	(E) <i>Staff Distance at Bay Side (ft.)</i>	(F) <i>Clear Bay Width (Minimum) (ft.)</i>	(G) <i>Permitted Decrease (Minimum) in Clear Aisle Width for Private Parking Areas (ft.)</i>
80°	8'0"	19.2	25.0	8.1	44.2	3
	8'6"	19.3	24.0	8.6	43.3	
	9'0"	19.4	24.0	9.1	43.4	
	9'6"	19.5	24.0	9.6	43.5	
	10'0"	19.6	24.0	10.2	43.6	
90°	8'0"	18.0	26.0	8.0	44.0	3
	8'6"	18.0	25.0	8.5	43.0	
	9'0"	18.0	24.0	9.0	42.0	
	9'6"	18.0	24.0	9.5	42.0	
	10'0"	18.0	24.0	10.0	42.0	

- 6. Off-street loading.** Commercial or other non-residential buildings erected or established which abut upon an alley or street shall have one permanently maintained loading space for commercial vehicles of not less than ten feet in width and 22 feet in length for each 1,000 square feet of lot area or fraction thereof upon which the building is located, provided that not more than two such loading spaces shall be required.

(Ord. 50, § 6(I)(E), passed 7-13-78) Penalty, see § 156.999