

DESIGN STANDARDS AND SPECIFICATIONS FOR PARKING AND DRIVEWAY SURFACES

WHEREAS the City of Goshen intends to require all new or expanded parking areas, driving aisles and driveways in residential, commercial and industrial areas to be constructed of durable, hard surfaces; and

WHEREAS the standards established below shall be part of the Board of Public Works and Safety Design Standards and Specifications which are included as an appendix to the Goshen City Code.


NOW, THEREFORE, BE IT RESOLVED by the Goshen Board of Public Works and Safety that:

1. All new or expanded parking areas, driving aisles and driveways serving residential, commercial and industrial real estate within the developmental jurisdictional limits of the City of Goshen shall be constructed with a durable, hard surface.
2. If a commercial or industrial parking area is expanded by fifty percent (50%) or more, whether such increase occurs at one time or in successive stages, all existing parking areas, driving aisles and driveways must be improved to a durable, hard surface in addition to the new construction. Any residential driveway or parking improvements which increase the overall area of a driveway and/or parking outside the City's right-of-way must be improved to a durable, hard surface.
3. If a commercial or industrial primary building is expanded by more than thirty-three percent (33%), whether such increase occurs at one time or in successive stages, all proposed and existing parking areas, driving aisles and driveways serving the building must be improved to a durable, hard surface. If any residential building, including a garage, is expanded by more than thirty-three percent (33%), all proposed and existing parking areas, driving aisles and driveways must be improved to a durable, hard surface.
4. Areas used for outside storage or inventory storage in commercial or industrial zoned areas are not considered parking areas for the purpose of these standards and specifications.
5. Durable, hard surface for residential use shall be all-weather paving materials such as asphalt, concrete or paving brick capable of carrying a wheel load of four thousand (4,000) pounds without damaging the surface.
6. Durable, hard surface for commercial or industrial use for employee and customer parking shall be all-weather paving materials such as asphalt, concrete or paving brick capable of carrying a wheel load of four thousand (4,000) pounds without damaging the surface.

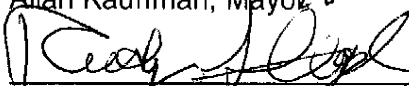
Durable, hard surface for commercial and industrial vehicle use shall be constructed with a hard surface adequate to support the weight of the vehicle and maneuvering of vehicles without damaging the surface.

7. All parking areas, driving aisles and driveways shall be properly maintained including immediate repair of any damaged areas.
8. Applications for relief from these standards and specifications may be made in writing to the Board of Public Works and Safety. Any modification of the standards and specifications by the Board of Public Works and Safety shall contain all conditions upon which modification is granted. The Board of Public Works and Safety may grant the relief only if the Board finds that:
 - a. The parking area is overflow parking or infrequently used and exceeds the minimum parking standards of the Goshen Zoning Ordinance;
 - b. The area is residential and the surrounding driveways are not a durable, hard surface. In addition, there is a strong likelihood such surrounding driveways will not be constructed of a durable, hard surface in the future;
 - c. The land is zoned Agricultural A-1 and used principally for agricultural or another use for which requiring parking areas of a durable, hard surface is not reasonable or practical;
or
 - d. Requiring parking areas of a durable, hard surface for all or some of the parking area would be unrealistic, excessive and inconsistent with the aesthetic appeal of the development.

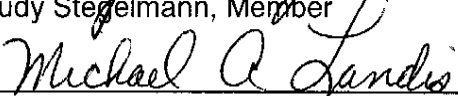
PASSED and ADOPTED on June 21, 2010.



Allan Kauffman, Mayor



Rudy Stegelmann, Member



Michael Landis, Member