CITY of ALBUQUERQUE TWENTIETH COUNCIL

COUNCIL BILL NO. _____ ENACTMENT NO. _____

SPONSORED BY:

1 ORDINANCE 2 AMENDING THE ZONING CODE, SUBSECTIONS 14-16-1-5(B), DEFINITIONS; 14-3 16-3-1(F), GENERAL PARKING REGULATIONS; AND 14-16-2-15(A), O-1 OFFICE AND INSTUTITION ZONE, IN ORDER TO ALLOW PERMEABLE SURFACING AND 4 PERMEABLE PAVEMENT OR PERMEABLE PAVEMENT SYSTEM. 5 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF 6 7 ALBUQUERQUE: 8 Section 1. Subsection 14-16-1-5(B), the Definitions section of the Zoning Code, 9 is amended to add the following definitions in alphabetical order: 10 [+ "PERMEABLE PAVEMENT OR PERMEABLE PAVEMENT SYSTEM. Pavement 11 materials including pervious asphalt and concrete, interlocking pavers, modular 12 pavers, and open-celled paving, or similar materials that allow the infiltration of 13 water below the pavement surface. Gravel, turf or other materials that are not part 14 of a structured system designed to manage stormwater shall not be considered 15 permeable pavement or a permeable pavement system. The structural design of the 16 pavement shall meet the requirements of the City Engineer and/or their designee. 17 PERMEABLE SURFACING. Any low-dust surface that allows the absorption of 18 water into the ground including but not limited to: a surface covered by gravel, 19 crusher fines, brick or pavers without continuous mortar joints, or similar materials 20 that allow water to be absorbed into the ground through its surface."+ 1 Section 2. The following definition for "Parking Space, Automobile and Light 21 22 Truck", in Subsection 14-16-1-5(B), the Definitions section of the Zoning Code, is 23 amended to read as follows:

1 "PARKING SPACE, AUTOMOBILE AND LIGHT TRUCK. A suitable space for 2 vehicular storage, at least 8.5 feet in width and 18 feet in length, that may be 3 reduced to 16 feet in length where cars can overhang wheel stops, with access 4 and circulation satisfactory to the Traffic Engineer; however, if a premises contains 5 more than 20 parking spaces, one-third of the spaces may be at least 8 feet in 6 width and 15 feet in length. [+ Parking Spaces must be clearly identified through 7 use of parking blocks, stripes, or other acceptable means.]"

8

3 Section 3. Subsection 14-16-3-1(F) is amended to read as follows:

9 "§14-16-3-1 GENERAL PARKING REGULATIONS.

(F) Automobile, Light Truck and Motorcycle Space Standards. Off-street parking,
except for houses, shall comply with the following:

12 (1) Paving, all of which shall be maintained level and serviceable, shall be[+:+]13 [+(a)+] blacktop or equal: Two inches of asphaltic concrete on a prime coat over 14 a four inch compacted subgrade, or a surface of equal or superior performance 15 characteristics. Hereinafter, where a premises has four or more off-street parking 16 spaces which, as laid out, require access off of an alley, the full width of the alley 17 shall be paved at least to the above standard [+ to City specifications+] from the 18 parking access drive to a street.

19 [+ (b) Permeable Pavement or Permeable Pavement System: The permeable surface 20 or permeable pavement system shall be designed to meet the requirements of the 21 City Engineer and/or their designee(s). Alternate paving materials shall be installed 22 and maintained according to manufacturer's specifications. Pavement must support 23 the expected loading and traffic and be sufficiently durable. Designated disabled 24 parking spaces and pedestrian pathways must be paved with 2" asphaltic 25 pavement or equivalent per City of Albuquerque standards to ensure compliance 26 with Federal Guidelines.+]

27 (4) Where parking areas abut the public street and are greater than 100 linear 28 feet, and where total [+ premises+] parking amounts to 50 spaces or more, 29 screening shall be provided in the form of walls, earth berms, or evergreen 30 landscaping, or a combination thereof. Screening shall be a minimum of 30 inches 31 in height but shall not exceed 36 inches in height according to subsection $\frac{E(3)(a)}{E(3)(a)+}$ of this section. Where walls are provided, they shall integrate with building materials/colors. Where landscaping is provided, proper evidence must be
 provided indicating the plant selection will achieve proper height.

3 (11) Parking requiring access of f an alley must meet the requirements of 4 division (E)(1) [+ (F)(1)+] above.

5 Section 4. Subsection 14-16-2-15(A) is amended to read as follows:

6 "§14-16-2-15 O-1 OFFICE AND INSTUTITION ZONE.

7

(A)(12) Parking lot, providing it complies with the following:

8 (a) Paving, all of which shall be maintained level and serviceable [+ with individual
9 spaces clearly identified.+]

10 1. The lot must be graded and surfaced with one of the following:

11 a. Blacktop or equal: Two inches of asphalt concrete [+ , permeable pavement,

or permeable paving system, as described in the General Parking Regulations
 Surface Standards, §14-16-3-1(F)(1).+] on a prime coat over a four inch
 compacted subgrade, or a surface of equal or superior performance

15 characteristics.

b. For parking lots of 20 or fewer spaces, [+ permeable surfacing or 3/8" to 1"
<u>crushed+</u>] gravel: A layer at least two inches thick of gravel sized from 3/8
minimum to one inch maximum diameter, at least ½ inch [+ depth+] of which
shall be maintained on the surface; gravel shall be kept off the right-of-way.

20 2. If street curbs and gutters exist adjacent to the parking lot property on a side 21 where lot egress is allowed, the surfacing shall be blacktop for the width of the 22 egress drive(s) and shall extend inward from the property line a minimum of 25 feet 23 along all normal lines of egress traffic flow from the lot.

24 [+ 3. Designated disabled parking spaces and pedestrian pathways must be paved
 25 with 2" asphaltic pavement or equivalent per City of Albuquerque standards to

26 <u>ensure compliance with Federal Guidelines.+</u>]

27 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, 28 word or phrase of this ordinance is for any reason held to be invalid or 29 unenforceable by any court of competent jurisdiction, such decision shall not affect 30 the validity of the remaining provisions of this ordinance. The Council hereby 31 declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being
 declared unconstitutional or otherwise invalid.

3 Section 6. COMPILATION. This ordinance shall be incorporated in and made
4 part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

5 Section 7. EFFECTIVE DATE. This ordinance shall take effect five days after6 publication by title and general summary.