

AGENDA STATEMENT

City of Bellaire

MEETING: Building Standards Commission

PREPARED BY: Kevin Taylor

DEPARTMENT: Development Services

ITEM TITLE:

Discussion of possible amendments to Chapter 9, Article II, Division 1 Generally to amend the following section: *Section 9-21, Construction requirements for private parking areas and driveways in all zoned districts, to allow gravel for parking areas within Single-family residential districts.*

RECOMMENDATION:

The Building Official recommends approval of the proposed changes to Chapter 9, Article II, Division 1, 9-21 of the City of Bellaire Code of Ordinances to allow gravel for parking areas for single-family residential districts.

BACKGROUND/SUMMARY:

The City of Bellaire currently does not permit gravel to be utilized for parking areas in single-family residential districts. This amendment would provide an opportunity to utilize gravel for parking areas with the proposed size limitations for the surface gravel. Gravel for parking areas are typically installed with three layers, compacted subbase, larger rock gravel, and a surface gravel layer. Due to the zoning ordinance definition of other surfaces this will not be considered as a method to reduce the impervious coverage of the driveway.

Red lines of the proposed the Code amendment are attached.

CITY ATTORNEY REVIEW:

Yes No

Section 9-21. Construction requirements for private parking areas and driveways in all zoned districts.

Sec. 9-21. - Construction requirements for private parking areas and driveways in all zoned districts.

This section shall control and regulate the construction and/or reconstruction of all areas upon private property, in all zoned districts, for the ingress and egress of motor vehicles and the parking of the same.

All construction or reconstruction of parking areas, under the terms and provisions of this section, shall be in accord with the requirements hereinafter set out. These requirements shall be deemed the minimum requirements. However, if at any time in the opinion of the building official, special circumstances shall necessitate construction in accord with more restrictive and/or higher standards, then the building official may specify the requirements, which shall be deemed to supersede and shall be controlling as to any other requirements herein provided with which they shall be in conflict.

- (a) *Single-family residential.* For all uses classified as single-family residential, parking areas may be paved with either concrete, gravel or masonry paving units, subject only to such additional standards or conditions as shall be reasonably imposed by the building official as follows:
 - (1) Concrete construction. Four-inch 3,000 psi with #3 reinforcing bars on 18-inch centers.
 - (2) Masonry paving units shall be installed and maintained according to the manufacturer's recommendations for the anticipated traffic load.
 - (3) Gravel shall be installed in a manner which will be structurally capable of supporting a vehicle. Gravel shall be installed in accordance with manufacturer's recommendations with a minimum size of 3/8" and a maximum of size of 3/4" for the gravel surface. Gravel shall not be used within the city right of way.
- (b) *Nonsingle-family residential.* For all uses not classified as single family residential, parking areas may be paved with concrete, asphalt materials, or masonry paving units. The design of such parking areas shall be prepared, sealed and signed by a civil engineer licensed as a professional engineer in the state.
- (c) *[Exceptions.]* The building and standards commission of the city shall have the power and authority, upon application and hearing, to allow the use of materials other than those herein specified or other methods of construction not herein specifically provided, provided the building and standards commission shall find the following:
 - (1) That the proposed design is satisfactory and complies with the intent of this section; and
 - (2) That the material, method or work offered is, for the purposes intended, at least the equivalent of that prescribed in this section in quality, strength, effectiveness, durability and safety.

The building and standards commission shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding such use.

- (d) *[Authority to override.]* The building official shall have the authority, in the case of an emergency or other overriding public necessity, to permit the construction of a parking area not in accord with the terms and provisions of this section when the same shall be deemed necessary by the building official.