

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING THE OSAGE BEACH DESIGN GUIDELINES SECTION 5, RESIDENTIAL PARKING AND COMMERCIAL PARKING AREAS.

Whereas, the City has adopted guidelines to aid developers and builders in complying with the requirements of the Osage Beach Code of Ordinances for the construction of industrial, commercial and multi unit residential structures.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, AS FOLLOWS:

Section 1. That the section entitled Osage Beach Design Guidelines Section 5 - Residential Parking and Commercial Parking Areas amendments as set forth below with new material set out in **RED** and deleted material struck as follows:

A. **Single and Two-Family Dwelling Residential Parking Areas**

1. Each residential property owner shall provide ~~sufficient~~ off street **as specified in the City of Osage Beach City Code Section 405.480. Off Street Parking and Loading Requirements** ~~parking for his or her individual needs.~~ Parking on the city street will not be permitted.

B. ~~Public Parking Areas~~ **Multi-Family, Business, Commercial and Industrial Parking Areas**

1. All public and commercial facilities (~~except those in areas zoned as industrial~~) shall provide adequate parking to serve the public and employees as specified in the City of Osage Beach City Code Section 405.480, Off-Street Parking and Loading Requirements. In addition, all commercial and public parking shall meet the following requirements:
 - a. All commercial, industrial, and/or public parking areas shall be asphalt or concrete paved.
 - b. The minimum structural section for asphalt paved parking areas shall be three inches of asphalt pavement on a minimum of eight inches of ~~Type I-B 5~~ Base.
 - c. The minimum structural section for concrete paved parking areas shall be six inches of reinforced concrete pavement on ~~six~~ **four** inches of ~~I-B 5~~ Base. Reinforcement shall be # 2 bars at 12" on centers both-ways or equivalent.
 - d. **Each off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) in length, exclusive of access drives or aisles, ramps, columns, office or work areas. The parking shall have a vertical clearance of at least seven (7) feet.**

- e. **Access.** Each required off-street parking space shall open directly upon an isle or driveway of 24' minimum with and designed as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movements.
- f. **Five percent (5%) of the total off-street parking area shall be devoted to landscaping or open lawn areas. This required green open space shall be located in areas within the parking lot or around the perimeter of the lot and shall be permanently maintained.**
- g. **Striping.** All parking spaces shall be properly marked by durable paint in stripes a minimum of four (4) inches wide and extending the length of the parking space.
- h. ADA ~~handicapped~~ parking shall be in accordance with:
 - 1) ~~City of Osage Beach Code Section 405.530.~~ **Minimum accessible parking spaces shall be as required by the current Americans with Disabilities Act.**
 - 2) ~~Handicapped~~ **Accessible** ramps shall be provided as necessary.
- i. The parking area shall be drained to a suitably designed storm drainage systems. Refer to the Storm Drainage Guidelines.
- j. ~~Minimum cross-slopes for drainage shall be 0.5% for one axis and 1.0% for the transverse axis.~~
- k. The minimum radius for edge of pavement at entrance and exit shall be 20 feet.
- l. The minimum width of **business and commercial use** entranceway for one-way entrances shall be 12 feet, and for two-way entrances shall be 24 feet.
- m. The maximum allowable entry width for **business and** commercial parking areas shall be 40 ft, edge of pavement to edge of pavement.

2. **See the City of Osage Beach City Code Section 405.670, Improvement of Parking Areas, and Parking Lots, for I-1 (Light Industrial) and I-2 (Heavy Industrial) nonpublic area surfacing requirements.**

- C. **Plans for non-single or two-family dwelling parking areas shall be signed and sealed by an engineer licensed in the State of Missouri for review and approval by the City.**

Section 2. This Ordinance shall be in full force and effect August 19, 2022.

READ FIRST TIME: August 4, 2022 READ SECOND TIME: August 18, 2022

I hereby certify that the above Ordinance No. 22.61 was duly passed on August 18, 2022, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6 Nays: 0 Abstentions: 0 Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

Aug. 18, 22
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker
Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.61.

August 18, 2022
Date

Michael Harmison
Michael Harmison, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk