

Manzanita Ordinances
AN ORDINANCE REPEALING ORDINANCES 89-1 AND 91-6 REGARDING
DEVELOPMENT WITHIN PUBLIC RIGHT OF WAYS INCLUDING
DRIVEWAY(S), LANDSCAPING AND REQUIRING PERMITS

ORDINANCE NO 94-2

2-2.6

Section 1. Definitions.

- (A) Lot - A designated parcel, tract or area of land established by plat or subdivision.
- (B) Lot line, front -The lot line separating the lot from the street other than an alley, and in the case of a corner lot, the shortest lot line along a street other than an alley.
- (C) Public Street -any street or alley dedicated for public use.
- (D) Driveway -A vehicle access from a public street to private or public property.

Section 2. Permits Required.

Permits shall be required for development of all driveways and shall be obtained prior to start of any work on the lot.

Section 3. Standards.

a) Parking lots serving commercial uses in areas without curbs and sidewalks shall be designed to restrict traffic ingress and egress to the designated driveway. Driveway approaches shall be asphalted. Parking spaces along the outer boundaries of a lot shall be contained by a curb at least four inches high and set back a minimum of four and one-half feet from the property line. Areas other than parking spaces along the front lot line shall be contained by a curb at least four inches high at the property line.

b) All driveway elevations at property line should be within six inches of road center line elevation or as shown on the driveway permit.

c) Concrete driveways may not extend across the right of way to the existing roadway. Approved materials from the edge of the right of way to the existing roadway are gravel and asphalt. Driveways so installed may be fully or partially removed for required work within the right of way. The City assumes no responsibility for repair or replacement of any driveway so removed.

d) A sloped ditch and/or culvert of appropriate size shall be provided for at start of project to control storm water runoff. Contour and culvert size shall be specified in the Driveway Permit.

e) Base rock, culvert, fill material and/or excavation which is not installed by owner or developer/contractor to the specifications contained in the Driveway Permit within 30 days from the issuance of the Driveway Permit, may be installed and/or corrected by the City. Costs for materials and labor will be billed to the property owner.

f) Methods which may be approved for erosion control in the right of way are installation of gravel to the required contour for water runoff or installation of grasses on properly contoured slopes. No landscaping, grading, or plantings shall be allowed in the public right of way without prior written permission from both the City Manager and Public Works Director. Any landscaping, grading or plantings found in the public right of way may be remove or modified at any time. Costs associated with removal may be billed to the property owner.

g) C-1 and LC Zones.

(A) Each lot with a front lot line less than 100 feet in width may have one 12.5 ft. wide driveway.

(B) Lots that are equal to or exceed 100 feet in width shall be allowed 12.5 ft. width of driveway per 50 foot frontage.

In all other zones:

(A) Each lot with a front lot line of 50 feet minimum shall be allowed two (2) 12.5 ft width driveways or one 25 ft driveway.

(B) Lots with less than a 50 ft front lot line shall be allowed one (1) 12.5 ft driveway.

Section 4. Penalties for Violations.

Violators of this Ordinance shall be subject to a civil penalty. Each and every violation is a separate and distinct offense, and each day's violation is a separate and distinct violation. The civil penalty for a violation of this Ordinance shall not exceed \$500 per day for each violation.

In addition to the civil penalties identified herein, any costs incurred by the City in enforcing this Ordinance shall be borne by the violator. Said costs shall include but not necessarily be limited to attorney's fees, expert witness fees, costs and disbursements.