

ORDINANCE NO. 30-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 12.04.100 related to width of driveways in industrial districts.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to provide clarity and address emerging issues; and

WHEREAS, RMC Section 12.04.100 addresses width of driveways, but does not address industrial driveway widths; and

WHEREAS, a developer in the Horn Rapids Industrial Park has submitted a variance request to install a driveway wider than currently allowed under the RMC; and

WHEREAS, establishing an industrial driveway width standard will allow evaluation of sites to serve the needs of the industrial park.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Section 12.04.100, entitled Width of driveways – Nonresidential – Exceptions, as enacted by Ordinance No. 166, and last amended by Ordinance No. 28-05, is hereby amended as follows:

12.04.100 Width of driveways – Nonresidential – Exceptions.

The public works director may issue a permit for driveways deviating from the standards set forth herein, provided the safety of pedestrians and motorists is not jeopardized or traffic flow is not impaired by the deviation. The public works director may issue a permit for the following deviations:

A. To allow a residential type driveway constructed to nonresidential width standards where the number of parking spaces required in RMC 23.54.020 is 20 or less and the anticipated peak hour traffic and trip generation can be shown through standard traffic engineering practices to be 40 vehicles or less. Peak hour traffic shall be defined as the combined number of vehicles entering and exiting a piece of property within the busiest 60 minutes on the busiest day of the week.

B. If the parking and peak hour traffic conditions in subsection (A) of this section are met and the physical boundaries and configuration of the property makes the construction of the standard width or curb radius impractical, the width excluding the radius of the curb return for nonresidential driveways and the transition for residential driveways may be reduced to 30 feet. The radius of the curb returns and any modifications in the construction of the curb section to improve access shall be determined by the public works director but in no case shall the radius be less than 10 feet. The driveway width for secondary driveways on nonarterial streets, where in the opinion of the public works director a wider driveway cannot be constructed, may be reduced to 24 feet.

- C. A two-way driveway may be widened from 36 feet to a maximum of 60 feet.
- D. A one-way driveway may be widened from 15 feet to a maximum of 20 feet.
- E. Delete the concrete curb returns on streets without curb and gutters and in which there is no future requirement for curbs and gutters on the street.

F. In the industrial zoning districts, the driveway width may be widened to support large truck traffic as follows, provided that the total nominal width of all driveways on a street for any one ownership shall not exceed 40% of the property frontage:

- 1. A one-way driveway may be widened to a maximum of 40 feet.
- 2. A two-way driveway may be widened to a maximum of 100 feet.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of October, 2020.



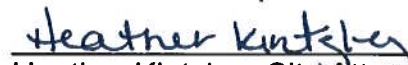
Ryan Lukson, Mayor

Attest:



Jennifer Rogers, City Clerk

Approved as to form:



Heather Kintzley, City Attorney

Date Published: October 11, 2020