

m. Group Housing Development Projects

Group development projects consisting of two or more principal buildings devoted to residential uses, including accessory or incidental uses, may be constructed in any residential use district in the Project Area upon the approval of the IPA.

n. Parking and Service Requirements

1. Plot plan, when applicable. No application for a rehabilitated building or new development submitted under this Urban Renewal Plan shall be approved unless there is included with the plan for such building, improvement or use, a plot plan showing any required space reserved for offstreet parking and service purposes. Final approval shall not be given unless the required offstreet parking and service facilities have been provided in accordance with those shown on the approved plan.
2. Duty to provide and maintain offstreet parking and loading. No land shall be used or occupied, no structure shall be designed, created, altered, used or occupied and no use shall be operated unless offstreet parking and loading facilities are provided in at least the amount and maintained in the manner required herein provided, however, that any use in operation on the effective date of the renewal plan shall not be affected by the provisions herein until such time as the existing gross floor area is increased 40 per cent or more, until the number of dwelling units is increased, or until the use is changed, whichever occurs first.
3. Plan and design standards.
  - a. Size of parking space. Each automobile parking space shall be not less than  $161\frac{1}{2}$  square feet exclusive of passageways, nor less than  $8\frac{1}{2}$  feet wide by 19 feet long. In addition, there shall be provided adequate interior driveways to connect each parking space with a public right of way.
  - b. Surface treatment. All required offstreet parking and loading areas shall be paved with a suitable all-weather, dust preventative surfacing, except where only one or two parking spaces are required rolled crushed stone will be acceptable as adequate pavement.
  - c. Provision for drainage and maintenance. All offstreet parking, loading and service facilities shall be drained so as to prevent damage to abutting properties or public streets and shall be constructed of materials which will assure a surface resistant to erosion. Such drainage design and materials shall be installed as required by the city engineer. All such areas shall be at all times maintained at the expense of the owners thereof, in a clean, orderly, and dust-free condition.
  - d. Private walks adjacent to business buildings. A private walk, if provided adjacent to a business building, shall be not less than four feet in width and shall be in addition to the other requirements herein.
  - e. Buffer required when adjoining property is residential. Where offstreet parking, loading or service areas are

E 505

4328 RV-2