

HEAVY TRUCK ORDINANCE



**CITY OF PASADENA
PLANNING DEPARTMENT
(713) 475-5543**

Sec. 9-8. – Heavy Trucks.

No permit shall be issued for the construction, erection, expansion, or installation of a distribution warehouse, heavy truck parking lot, heavy truck yard, or any development whose business includes a large volume of heavy trucking, if not located along a major thoroughfare and/or taking direct access from a designated truck route as listed in Ord.36-125. The following minimum standards include but are not limited to;

(a) *Ingress and Egress.* Heavy trucks shall enter and exit from the street right of way by permitted driveways located as not to interfere with or create unsafe conditions for traffic on the street. The director of public works and the traffic director shall jointly determine, upon application to be made to the director of public works for a permit to construct a driveway as such means of ingress and egress, whether the construction of the driveway proposed in the application is necessary and safe as provided herein for such ingress and egress.

(b) *Off-street Parking Materials.* All heavy truck parking lots and yards shall be constructed at a minimum with six (6) inches of 3000 PSI concrete reinforced with No. 4 rebar at (18) eighteen inches O.C.E.W. poured on a eight-inch (8) compacted limestone or crushed concrete base on a subbase compacted to ninety-five (95) per cent standard proctor density.

(c) *Driveways.* Driveways and approaches shall be constructed to a minimum design of eight (8) inches of 3,000 PSI concrete reinforced with No. 4 rebar at eighteen (18) inches O.C. on an eight-inch compacted limestone or crushed concrete base on a subbase compacted to ninety-five (95) per cent standard proctor density. Driveway width and radii shall be such that a tractor-trailer combination can enter and exit the facility without running over curbs. Turns into or departing the facility must be made from and to a single lane and not encroach oncoming traffic.

(d) *Traffic control.* A traffic impact analysis (TIA) shall be submitted, as outlined in section 9-195 and in conformance with the traffic and transportation department's TIA requirements. Improvements to the existing road facility or container yard by the developer will be required such that the TIA shall show no impact to occur as a result of the heavy truck development. No impact is defined as any degradation of the "level of service" as defined and calculated by the Highway Capacity Manual. Examples of required improvements include but are not limited to construction of dedicated left and right turn lanes, construction of acceleration and/or deceleration lanes, and traffic signal installation or modernization. The traffic generated shall be channeled and controlled in a manner that will mitigate any congestion on public streets, increased safety hazard or cause additional traffic through residential areas. Vehicular access points shall be limited, shall create a minimum of conflict with traffic movements, and shall be subject to the approval of the departments of traffic and transportation, public works and engineering and planning. Vehicular ingress lanes shall be large enough to accommodate peak use on

the same lot without requiring the stopping or waiting of vehicles on public rights-of-way.

(e) *Turn Arounds*. All heavy truck developments shall provide truck turn arounds on the property. No permit shall be issued allowing for backing into or from the street right of way.

(f) *Setbacks*. The minimum setback for all structures and parking areas shall be twenty-five (25) feet from the front, side and back lot line. All front fencing shall be a minimum of twenty-five (25) feet from the front lot line and a buffer area shall be planted.

No buildings, parking areas, loading docks, outside storage, or refuse containers will be allowed in such setback areas. These areas are to be landscaped with trees, shrubs and ground cover, with a planting plan required to be submitted and approved by the planning department.

(f) A floodplain development permit and site plan permit shall be approved prior to applying for a building permit.

(g) No permit shall be issued for a truck parking lot or truck yard within a residential subdivision.

No certificate of occupancy will be issued that does not meet the minimum requirements listed above.