



OFF-STREET PARKING AND LOADING

Section 1901—Purpose:

The purpose of off-street parking requirements is to promote traffic/pedestrian safety and efficiency and to minimize hard surfaced areas to reduce storm water run-off and visual impacts while providing adequate parking sufficient to support the associated use or activity.

Section 1902—General Provisions:

- 1) Off-street parking spaces shall be provided, meeting the requirements of this Chapter, for all new buildings constructed, all additions or enlargements to an existing building, the establishment of any new use, or the expansion of any existing use.
- 2) If an existing, legally established building is expanded by more than thirty percent (30%) of the existing gross floor area, all off street parking spaces and areas must comply with the requirements of this Chapter, as applicable.
- 3) Required off street parking spaces and areas shall not be used for the repair of motor vehicles, or the display or sale of goods and services, unless authorized by a temporary use permit approval, as provided herein.
- 4) No off street parking area shall be used for the overnight occupancy of any vehicle including motor homes, campers, or trailers.
- 5) Oil separators and other pollution control devices may be required as part of Site Plan approval, as recommended by the City Engineer, and approved by the Commission or Council as part of Site Plan approval.
- 6) No sidewalk, trail, or required landscape area shall be used for the off-street parking of any vehicle(s), or as a loading area.
- 7) Off street parking is prohibited in all fire lanes or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the City Engineer.

Section 1903—Access Requirements:

- 1) All ingress and egress locations from an adjacent road or street to any off street parking areas, including curb cuts, drive approaches, or other accesses, shall be approved by the City, County, or the Utah Department of Transportation, as applicable.
- 2) For all lots proposed for commercial, industrial, multiple-family, or use, other than single-family dwellings, the location and dimension of all driveways shall be as approved by the Commission or Council with Site Plan Application approval.

Section 1904—Combination of Uses:

Where there is a combination of uses on the same lot, the total number of off street parking spaces provided shall be the sum of the off street parking requirements for each individual use. The total number of spaces required may be reduced if the Commission or Council, as part of Site Plan approval, approves a parking study, conducted by a professional traffic engineer, demonstrating that a reduction in the amount of required off street parking spaces is appropriate, with shared parking possible by the nature of the uses proposed.

Section 1905—Required Adjoining Lot Connections:

Interconnections between adjoining parking lots, located on adjoining lots, shall be required by the Commission or Council, as part of Site Plan approval, as may be necessary and appropriate to promote efficiency, convenience and safety of vehicle movements. Permanent cross-access and maintenance agreements, as may be required by the Council, shall be provided, prior to Site Plan approval.

Section 1906—Location of Required Off-Street Parking:

All required off street parking spaces shall be located on the same lot as the building or use it serves, except required off street parking spaces may be allowed on a separate lot that is within five hundred (500) feet of the building or use it serves, provided the two (2) lots are not separated by any major street and a non-revocable written parking agreement is in place prior to Site Plan approval.

Section 1907—Maintenance of Parking Spaces and Areas:

Every parcel of land used as a public or private off street parking area shall be constructed and maintained in compliance with the following requirements:

- 1) Surfacing. All off street parking areas shall be surfaced with a surface adequate in relation to location and use. Parking areas serving a high volume of traffic shall be concrete or asphalt. Storm water drainage system shall be provided for all off street parking areas, as required by the City Engineer. If storm water is to be carried to adjacent streets, adequate detention shall be required to meet City requirements, and it shall be piped under all sidewalks.
- 2) Screening. The sides and rear of any off street parking area that adjoins a residential zone shall be screened by a masonry wall or solid visual barrier fence not less than four (4) feet, or more than eight (8) feet in height, as required for Site Plan Application approval.
- 3) Landscaping. All off street parking areas shall be landscaped and permanently and maintained as required by Chapter 18.
- 4) The construction and dimension of all off street parking and loading areas shall meet the requirements for off street parking and loading spaces, as adopted by the City, or recommended by the City Engineer. The minimum dimension of all off-street parking spaces, other than parallel parking spaces, shall consist of rectangular areas not less than nine (9) feet wide by twenty (20) feet long. Parallel parking spaces shall consist of a rectangle not less than nine (9) feet wide by twenty-five (25) feet long.
- 5) Traffic control signs and/or striping shall be provided, as adopted by the City, or recommended by the City Engineer, as necessary to minimize vehicular and pedestrian conflicts.
- 6) All off street parking and loading areas shall be maintained as required by the off street parking area standards of the City.

Section 1908—Required Off-Street Parking:

The number of off street parking spaces provided shall comply with Table 19-1, Table of Off-Street Parking Requirements.

Table 19-1 - Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Dwelling, Single-Family Dwelling, Two-Family	2 spaces, side by side. Parking spaces shall not be within the required front or side setback.
Dwelling, Multiple-Family	2 spaces per unit, one (1) space of which shall be covered. Plus .5 for each unit for guest parking. Parking spaces shall not be located within the required front or side setback.

Use	Minimum Off-Street Parking Requirements
Automotive Self-Service Station	One (1) parking space for each three hundred (300) square feet of gross floor area
Bank, Credit Union or other Financial Institution	One (1) space for each four hundred (400) square feet of gross floor area. Drive through/drive up facilities must meet the requirements of this Section
Car Wash	One-half (0.5) spaces plus two (2) stacking spaces per each wash bay/facility, excluding any spaces located in the wash bay/wash facility
Church	As approved with Site Plan approval, dependent on the type and nature of the church facility
Commercial Recreation (Outdoor) Commercial Recreation (Indoor)	One (1) parking space for each three (3) persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Zoning Administrator
Contractor's Office	One (1) space for four hundred (400) square feet of gross floor area
Convenience Store	1 space for each three hundred fifty (350) square feet of gross floor area plus two (2) spaces per each gasoline pump provided. Drive through/drive up facilities must meet the requirements of this Section.
Day Care Center/Assisted Care Center	One (1) parking space for each staff member plus one (1) space for each eight (8) attendees/patients
Educational Facility	As approved with Site Plan approval, dependent on the type and nature of the educational facility
Emergency Care Facility Medical and Dental Clinic	One (1) space for each two hundred (200) square feet of gross floor area
Golf Course	Four (4) spaces per green
Hospital	One (1) parking space for each patient bed
Hotel/Motel	One (1) space for each sleeping unit plus one (1) space for each employee on the regular shift
Manufacturing, Major and Minor	One (1) space for each person employed during regular working hours, plus one (1) space for each company owned vehicle
Mortuary, Funeral Home	One (1) parking space for each four (4) fixed seats in the assembly area, plus one (1) per each commercial funeral vehicle
Nursing Home, Convalescent Care Center	One (1) parking space for each two (2) patient beds
Personal Services	One (1) space for each person employed during regular working hours plus one (1) space for each four hundred (400) square feet of gross floor area. Drive through/drive up facilities must meet the requirements of this Section
Professional Offices	One (1) space for each four hundred (400) square feet of gross floor area, Offices and clinics for physicians, dentists, or similar health care professionals are required to meet the off street parking requirements for Medical and Dental Clinics
Public Uses and Utilities	As approved by the City Council with Site Plan approval, dependent on the type and nature of the facility
Reception Hall, Reception Center	One (1) parking space for each four (4) fixed seats in the assembly area, or one (1) space for each two hundred (200) square feet of gross floor area, whichever is less
Residential Facility for Elderly Persons	Two (2) spaces plus one (1) for each 2 employees during regular hours
Residential Facility for Persons with a Disability (Substance Abuse Facility located within 500 feet of a School)	One (1) for each four (4) residents plus one (1) each two (2) employees during regular hours

Use	Minimum Off-Street Parking Requirements
Restaurant	One (1) space for each four (4) seats or one (1) space for each one hundred (100) square feet of gross floor area, whichever is less. Drive through/drive up facilities must meet the requirements of this Section.
Retail Sales and Services, Regional and Community	One (1) space for each three hundred (300) square feet of gross floor area
Temporary Use	As approved by the Zoning Administrator with Site Plan approval, dependent on the type and nature of the facility
Warehousing, Major and Minor	One (1) space for each one thousand (1000) square feet of gross warehousing floor area

Section 1909—Drive Through/Drive Up Facility:

If a drive through or drive up facility is provided with any use listed in Table 19-1, one (1) space located at the facility plus a minimum of sixty (60) feet of stacking area to accommodate the stacking of three (3) vehicles in the drive through/drive up lane is required.

Section 1910—Number of Required Off-Street Parking Spaces:

The number of required off street parking spaces shall be provided as required by Table 19-1, complying with the following:

- 1) Fractional Amount. In calculating the total number of required off street parking spaces, fractional amounts shall be rounded to the nearest whole number (xx shall be rounded to the next highest number).
- 2) Unspecified Uses. The Zoning Administrator, based on the requirements for similar uses, shall determine the off street parking requirements for any use not specifically listed.

Section 1911—Disabled Persons Parking:

Designated parking for disabled persons shall be provided for all uses as designated by the Americans with Disabilities Act. Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with Disabilities Act, and located as close as practical to an accessible entrance to the building. The sign must be placed so that a vehicle parked in that space does not obscure it. The striping specifications for accessible parking spaces shall comply with the Americans with Disabilities Act.

Section 1912—Reduction of Off-Street Parking Requirements:

Requests to reduce off street parking requirement(s) or reduce parking space size may be granted by the Commission or Council, with Site Plan Application approval, if the applicant shows:

- 1) A unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated, or
- 2) A reduced number of off street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

Section 1913—Off-Street Loading Requirements:

Every building or use receiving or distributing materials or merchandise by truck, shall provide and maintain on the same lot as the building or use adequate off-street loading space(s) meeting the minimum requirements of this Section. No loading space(s) shall be considered as meeting any requirements for off street parking.

Total Gross Floor Area of Building	Number of Loading Spaces Required
Less than 30,000 square feet	1
30,000 to 80,000 square feet	2

Section 1914—Location of Loading Spaces:

No required off street loading spaces shall be permitted in any front yard or in any street side yard. All loading spaces shall be screened from view from any road or street. Off- street loading spaces are encouraged to be located in rear yard areas, and encouraged to be partially or entirely enclosed within a building. The location of all loading areas shall not interfere with parking lot circulation patterns.

Section 1915—Size of Loading Spaces:

All required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of fifty (50) feet, and a minimum height of fourteen (14) feet.