

OFF-STREET PARKING AND LOADING**Section 1901—Purpose:**

The purpose of this Chapter and requirements for off-street parking and loading is to promote traffic and 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, all additions, or enlargements of 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. No portion of any vehicle and no portion of any off-street parking spaces or loading spaces shall extend over, or encroach upon any public property, or street or road right-of-way.
4. 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 the Land Use Authority, as applicable.
5. Oil separators and other pollution control devices may be required as part of Application approval as required by the Land Use Authority.
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 Land Use Authority or Fire Chief.
8. Traffic control signs and/or striping shall be provided, as adopted by the City or as recommended by the City Engineer, and as required by the Land Use Authority for Application approval, as necessary to minimize vehicular and pedestrian conflicts.

Section 1903—Access Requirements:

1. Except for single-family and two-family dwelling units, access to off street parking areas shall be from a private driveway, such driveway being from a public street or road.
2. All off-street parking spaces shall be located so that any vehicle may be moved without requiring that another vehicle also be moved.
3. 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.
4. For all residential use lots or parcels not more than one (1) access driveway, with a maximum width of twenty (20) feet at the street right-of-way line shall be provided, measured parallel to the street right-of-way, except residential use lots or parcels with a frontage greater than one hundred (100) feet may provide two (2) access drive ways, with a maximum width of twelve (12) feet at the street right-of-way line for circular drives and other special type circulation and off-street parking.
5. For all nonresidential use lots or parcels not more than two (2) access driveways, a maximum of thirty (30) feet wide at the street right-of-way line, measured parallel to the street right-of-way, shall be provided for each one hundred (100) feet of frontage on any street. No driveway shall be located closer than fifteen (15) feet to any other driveway or closer than five (5) feet to a side property line.
6. For all nonresidential use lots or parcels, no driveway shall be located closer than fifty (50) feet to a street intersection, measured from the intersection of the street or road right-of-way lines.
7. Except for single-family dwellings, which shall comply with the minimum requirements of Section 1903(4) the location and dimension of all driveways shall be as approved by the Land Use Authority, as applicable.

Section 1904—Minimum Size of Required Off-Street Parking and Loading Spaces:

1. The minimum dimension of all off-street parking spaces, other than parallel parking spaces, shall consist of a rectangular area not less than nine (9) feet wide by twenty (20) feet long.
2. Parallel parking spaces shall consist of a rectangular area not less than nine (9) feet wide by twenty-five (25) feet long.
3. All required off-street loading space shall have a minimum dimension as required and approved by the Land Use Authority.

Section 1905—Required Off-Street Parking:

The number of off street parking spaces provided shall comply with Table 19.1 Table of Required Minimum Off-Street Parking.

**Table 19.1
Table of Required Minimum Off-Street Parking**

Use	Minimum Off-Street Parking Requirements
Single-Family Dwelling, Two-Family, Three-Plex, Four-Plex, and Condominium Dwelling Units.	2 parking spaces
Multiple Family Units (5 units or more in the Building), and including Student Housing Units	One and one-half (1.5) parking spaces per bedroom
Automotive Self-Service Station	One (1) parking space for each three hundred (300) square feet of gross floor area plus two (2) spaces per each gasoline pump provided.
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 also meet the requirements of Section 1713.
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	One (1) space for each four (4) seats of maximum seating capacity.
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 Land Use Authority.
Convenience Store	One (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

Use	Minimum Off-Street Parking Requirements
	requirements of Section 1713.
Day Care Center/Assisted Care Center	One (1) space for each staff member plus one (1) space for each eight (8) attendees/patients
Educational Facility	As required for Application approval by the Land Use Authority, dependent on the type and nature of the educational facility
Emergency Care Facility, Medical and Dental Clinic	Five (5) spaces per 1000 square feet of office space
Golf Course	Three (3) spaces per green
Hospital	Three and one-half (3.5) spaces per 1000 square feet
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
Movie Theater	One (1) space for each four (4) seats of maximum seating capacity.
Nursing Home, Convalescent Care Center	One and one-half (1.5) spaces per 1000 square feet
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 Section 1713.
Professional Offices, Contractor's Office	One (1) space for each four hundred (400) square feet of gross floor area.
Public Uses and Utilities	As approved for Application approval by

Use	Minimum Off-Street Parking Requirements
	the Land Use Authority, dependent on the type and nature of the facility
Seasonal Use	As approved by the Zoning Administrator with Seasonal Use Application approval, dependent on the type and nature of the use
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 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
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 Section 1713.
Retail Sales and Services, Regional and Community	One (1) space for each two hundred (200) square feet of gross floor area
Temporary Use	As approved by the Zoning Administrator with Temporary Use Application approval, dependent on the type and nature of the use
Warehousing, Major and Minor	One (1) space for each one thousand (1000) square feet of gross warehousing floor area

Section 1906—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.

2. Unspecified Uses. The Land Use Authority, as applicable, and based on the requirements for similar uses, shall determine the off-street parking requirements for any use not specifically listed in Table 19-1, but identified as a use in the Tables of Uses.

Section 1907—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 located 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 Use Application approval.

Section 1908—Disabled Persons Parking:

In addition to the minimum off-street parking requirements provided by Table 19.1,, designated parking for disabled persons shall be provided for all uses as required 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 1909—Off-Street Loading Requirements:

In addition the minimum off-street parking requirements, as contained in Table 19.1 herein, 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.

**Table 19.2
Required Minimum Off-Street Loading Spaces**

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 1910—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 1911—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 Land Use Authority, as part of an Application 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 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 Land Use Authority with 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—Required Adjoining Lot Connections:

Interconnections between adjoining parking lots, located on adjoining lots, shall be required by the Land Use Authority, as part of an Application 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 Land Use Authority, shall be provided, prior to, or concurrently with Application approval.

Section 1914—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 asphalt, cement, or other binder pavement and permanently maintained to provide a dustless surface. A storm water drainage system shall be provided for all off street parking areas, as recommended by the City Engineer, and approved by the Land Use Authority. 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 Zoning District 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 by the Land Use Authority for Application approval.
3. **Landscaping.** All off-street parking areas shall be landscaped and permanently and maintained as required by Chapter 18, herein.