

**CITY OF WASHINGTON TERRACE
WEBER COUNTY, UTAH**

ORDINANCE NO. 18-01

AMENDED PARKING REGULATIONS

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE AMENDING THE OFF-STREET PARKING REGULATIONS SET FORTH IN CHAPTER 17.52 OF THE MUNICIPAL CODE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its municipal code in order to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on October 26, 2017, to take public comment on this proposed Ordinance;

WHEREAS, the Planning Commission held a public meeting on November 30, 2017, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Washington Terrace City Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Section 17.52.030 of the Washington Terrace Municipal Code is hereby amended to read as follows:

17.52.030 Off-street parking space requirements.

Off street parking spaces shall be in accordance with this Section for the uses specified herein according to the calculation of seating capacity, floor areas, or otherwise as follows:

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1. Financial Institutions: Any bank, credit union, check cashing, or any other financial institution is require one (1) space for every three hundred (300) square feet of gross floor area.
2. Public Assembly: Any church, lodge, library and any similar use that is designed for public assembly shall have one (1) space for every three (3) fixed seats, or for every three (3) persons allowed under the maximum capacity established by the occupancy load where there are no fixed seats in the main place of assembly or when the number of employees cannot be determined, one space for every three hundred (300) square feet of gross floor area.
3. Shops and Stations: Any shop, convenience store, fueling station, garage, vehicle repair, or service business shall have one (1) space for every three hundred (300) square feet of gross floor area. Spaces inside any garage may be counted toward meeting the requirement.
4. Special regulations for garages and vehicle repair shops
 - a. Maximum parking calculation. One (1) space per one hundred twenty-five (125) square feet of gross floor area, with a minimum of four (4) spaces regardless of size of gross floor area. When calculating, any fractional spaces shall require an additional space. The number of handicap parking stalls shall comply with the governing building code.
 - b. The owner of a garage/repair shop may request to expand his parking by using the conditional use permit process and The maximum number of vehicles shall be determined by the planning commission during approval of a conditional use permit based upon this section and any other governing regulations.
 - c. Spaces within any garage or vehicle repair shops, (the bays), do not count against the off-street parking spaces.
 - d. Employee parking shall not count against the off-street parking spaces which include (2) two spaces per bay and (1) one space for the office/reception area. Employee parking does not count against the off- street parking spaces required in this section.
 - e. A maximum of one (1) tow truck is permitted as an accessory use in the commercial zone for any garage or vehicle repair use.
 - f. This section shall not be interpreted to allow for any storing of vehicles not actively being repaired, nor allow for any salvage use, impound lot, or similar use. The garage/vehicle repair shall not allow vehicles to be sold on site, unless the business has obtained a conditional use permit.
5. Hospitals: Hospitals require one and one-half (1 1/2) spaces for each bed.
6. Manufacturing or Assembly Plants and Wholesale Warehouses or Industrial Facilities: Manufacturing or assembly plants and wholesale warehouses require one space for each employee on a maximum shift plus three (3) additional spaces, or, when the number of employees cannot be determined, one space for every three hundred (300) square feet of gross floor area.
7. Mobile Home Parks: Mobile home parks require two (2) spaces for each mobile home space plus one recreational vehicle parking space for every five (5) mobile homes in parks where recreational vehicles or boats are allowed. These spaces can be constructed in tandem.
8. Mortuaries: Mortuaries require one space for every five (5) seats, or one space for every thirty five (35) square feet in assembly rooms where seating is not fixed.
9. Motels and Hotels: Motels and hotels require one space for each sleeping room or dwelling unit, plus one per every five hundred (500) square feet of common area.
10. Office Buildings:

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- a. General business and professional offices, one space for every three hundred (300) square feet of gross floor area;
 - b. Medical-dental offices and clinics, one space per doctor and each employee, plus one space per individual examining room or one space for every one hundred (100) square feet of gross floor area where the number of examining rooms is unknown.
11. Recreational Uses and Facilities: Recreational uses and facilities require:
- a. Bowling alleys, five (5) spaces per lane.
 - b. Amusement centers, twenty five (25) spaces per one thousand (1,000) square feet of gross floor area.
 - c. Golf courses, ten (10) spaces per hole plus one space per thirty five (35) square feet of public assembly areas and one space per two hundred fifty (250) square feet gross floor area for related uses.
 - d. Health clubs, one space per every one hundred (100) gross square feet.
 - e. Stadiums, one space for every three (3) seats.
 - f. Public swimming pools, one space per one hundred (100) gross square feet.
12. Rest or Nursing Homes: Rest or nursing homes require one space for each employee on a maximum shift, plus one space for every eight (8) beds or one space for every one hundred (100) square feet of gross floor area where the number of rooms is unknown.
13. Restaurants and Bars: Restaurants and bars require one space for every four (4) seats or four (4) persons allowed under the maximum capacity established by the occupancy load where the seating capacity is not fixed or one space for every one hundred (100) square feet of gross floor area where the number of seats is unknown.
14. Retail Stores and Service Establishments: Retail stores and service establishments require one space for every two hundred (200) square feet of gross floor area.
15. Schools:
- a. Elementary, two (2) spaces for each classroom and one space per faculty member.
 - b. High schools and trade schools, one space for every five (5) seats and one space per faculty member.
 - c. Colleges, one space for every three (3) seats and one space per faculty member.
16. Shopping Centers and Flea Markets:
- a. Neighborhood shopping centers, six (6) spaces per one thousand (1,000) square feet of gross floor area.
 - b. Community and regional shopping centers, eight (8) spaces per one thousand (1,000) square feet of gross floor area.
 - c. Flea markets, eight (8) spaces per one thousand (1,000) square feet of indoor or outdoor sales area.
17. Theaters: Theaters require one space for every three (3) seats.
18. Combined uses: Where there is a combination of uses on a lot, the required number of parking spaces shall be the sum of that found for each use.
19. Uses not specified: All other uses not set forth in this chapter shall be determined by the planning commission based on the intensity of use by motor vehicles.
20. Vehicle sales: Vehicle sales establishments require one space for each employee on a maximum shift, plus one customer parking space per every ten (10) vehicles for sale.
21. Daycares and preschools: Daycares and preschools require two (2) available on site parking spaces (provided for drop off and pick up) when caring for one to six (6) children. When caring for seven (7) to twelve (12) children there must be an additional two (2) parking spaces "side by side". The caregiver and employee vehicles cannot be parked on the street. The location of

the parking must be approved by staff. When the amount of children exceeds twelve (12) the number of parking spaces shall comply with subsection N, "Schools", of this section.

17.52.040 Computation of Parking Requirements

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (1/2) shall be disregarded, and fractions including one-half (1/2) and over shall require one parking space.

17.52.50 Parking Lot Location and Standards

1. Parking lot location: Parking spaces as required in this chapter shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than five hundred feet (500') therefrom.
2. Parking lot standards:
 - a. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the City Building Official, Public Works Supervisor or agents, to protect adjacent property owners or persons using a sidewalk.
 - b. Catch basins and drains shall be provided to collect surface drainage of all paved areas, at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.
 - c. The parking layout should provide continuous flow of traffic through the lot. The design should allow safe movement of pedestrians from parking to buildings. A line or stripe shall be straight and equal 4 inches wide by 15 to 20 feet long. Parking stalls shall be nine (9) feet wide and lines shall be equally spaced straight.
 - d. There are two (2) types of paint that shall be used for parking stalls- Alykd i.e. oil based (for restriping and new layouts), and Latex,(for resurfaced lots).
3. Maximum yard area to be used for parking and vehicle access: For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking, but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards. In the case of multiple-family dwellings and nonresidential uses in a residential zone, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts.
4. Additional Provisions: The design of off street parking facilities shall be subject to the following provisions:
 - a. Each parking space shall encompass not less than one hundred eighty (180) square feet of net area. Each parking space shall be not less than nine feet (9') wide, the width being measured at a right angle from the side line of the parking space.
 - b. Adequate automobile access to and from parking areas for interior block developments shall be provided. Minimum size of the access right of way shall be as follows, based on the number of units to be served:
 - i. Up to and including four (4) dwelling units, twenty feet (20');

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- ii. Five (5) or more dwelling units, one 24-foot, two-way access right of way;
 - iii. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.
- c. All commercial or multi-family off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or screened fence not less than five feet (5') or more than six feet (6') high. Front yard and corner lot fences or planting shall maintain height restrictions as provided in section 17.44.130 of this title.
- d. Parking requirements for dwellings will be located on the same lot with the dwelling.
- e. All parking stalls shall be striped. Exception: A private garage or parking area for the exclusive use of a single-family dwelling.
- f. The maximum slope of any driveway or ramp shall not exceed twenty percent (20%). Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the code official and the jurisdiction's engineer.
- g. Each required parking stall shall be individually and easily accessed. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than two (2) dwelling units or other than residential uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

17.52.060 Off street truck loading space

On the same premises with every building for distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading or unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a twelve foot by twenty five foot (12' x 25') loading space, with fourteen foot (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for the above mentioned purposes.

17.52.70 Businesses Requiring Automobile Access

Service stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the following requirements:

1. Access to the station or other structure or parking lot shall be by not more than one 36-foot wide roadway for each one hundred feet (100') or fraction thereof of frontage on any street; no two (2) such roadways shall be less than thirty four feet (34') and no such roadway shall be closer than forty feet (40') to the point of intersection of any street corner or not closer than the required side yard setback for the zone in which it is located.
2. Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street, provided that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering such street.

17.52.080 Vehicular Traffic to Commercial or Manufacturing Zones

