

Chapter 12.4 Off-Street Parking

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12.4.1 Purpose

The purpose for off-street parking requirements is to provide adequate parking for the intended use of a parcel while eliminating the need to park in the public right-of-way. The number of off-street parking spaces required in connection with any particular land use shall be not less than that set forth in this Chapter, except in accordance with Section 12.4.7 of this Chapter.

Every building, structure, improvement, and use shall provide permanent, maintained off-street parking as specified in this Chapter. The parking shall be a continuing obligation of the property owner as long as the use continues. It shall be unlawful for a land owner to eliminate required off-street parking unless otherwise provided on the parcel and approved by the City.

12.4.2 Parking for Non-Conforming Uses

Any use of property that, on the effective date of this Chapter or of any subsequent amendment, is non-conforming with the regulations relating to off-street parking facilities may continue in the same manner, provided that parking facilities shall not be further reduced.

12.4.3 Parking Spaces Required

Off-street parking shall be provided as follows for all new buildings and structures, or enlargement of any existing buildings or structures. Should the required parking stalls as calculated using the following standards end in a fraction, the standard shall be rounded up to the next whole number.

1. Amusement Centers, Recreation Centers, Reception Centers, Health Clubs and spas, and similar uses: One parking space for every two hundred (200) square feet of floor space.
2. Automobile Repair Facilities: Four (4) parking spaces per service bay or one (1) parking space

for each eight hundred feet of floor space, whichever is greater.

3. Bars, Liquor Stores or Taverns: One (1) space for every two hundred (200) square feet of floor space.
4. Bed and Breakfast, or Inn: Two (2) parking spaces for tenants and one (1) space for each guest room.
5. Business Office: One (1) parking space for each three hundred (300) square feet of floor area.
6. Car Wash: Two (2) parking spaces plus at least three (3) stacking spaces per washing bay.
7. Churches: One (1) parking space for each one hundred (100) square feet of floor space.
8. Day Care Center: One parking space per six (6) people based on the maximum allowable occupancy.
9. Gas Stations: One (1) parking space for every two hundred (200) square feet of floor space. Pumping areas are not to be included in the parking calculation.
10. Government Buildings: One parking space for every four hundred (400) square feet of floor space.
11. Grocery Stores, Drugs Stores, Convenience Stores: One (1) parking space per two hundred (200) square feet of floor space.
12. Hospitals: One parking space for each four hundred (400) square feet of floor space.
13. Hotel/Motel: Two (2) parking spaces plus one (1) parking space for each sleeping unit. If the Hotel/Motel has conference rooms, the City Council may require additional off-street parking.
14. Manufacturing: (1) parking space for every four hundred (400) square feet of floor space plus parking for office uses, consistent with # 5 herein.
15. Mortuaries: One (1) parking space for each one hundred (100) square feet of floor space.
16. Movie Theaters: One parking space for every four (4) seats.
17. Nursing Home or Convalescent Center: One (1) parking space for each employee and one (1) space for each five (5) beds.
18. Personal Services, Barber Shops, Beauty Shops, Travel Agencies: One (1) parking space for every two hundred (200) square feet of floor space.
19. Professional Offices, Medical and Dental Offices: One (1) parking space for every two hundred (200) square feet of floor space.
20. Restaurants: One (1) space for each four (4) seats plus three stacking spaces for restaurants with drive-up windows.
21. Retail Sales, Furniture, Appliances, Hardware:

- One (1) space for each six hundred (600) square feet of floor space.
22. Residential: Two (2) parking spaces per unit plus visitor parking where appropriate.
 23. Schools, Elementary: Two (2) parking spaces for each classroom.
 24. Schools, Secondary, Higher Education: One parking space for each employee and one (1) space for every four (4) students (calculated at capacity of the facility).
 25. Warehouse: One parking space for every ten thousand (10,000) square feet of floor space with a minimum of five spaces including required handicap spaces. (*amended 3/13/2001 Ord. 2001-04*)

If a use not indicated above is proposed, the amount of off-street parking may be determined by the City Council following a recommendation from staff.

12.4.4 Handicapped Parking Spaces Required

Any building which is required to have adaptations in accordance with the International Building Code, American National Standard Institute or the Americans with Disabilities Act (ADA) shall also provide handicapped parking stalls as per the specifications of the foregoing. (*amended 3/24/09; Ord. 2009-06*)

12.4.5 General Provisions

The following general provisions apply to all off-street parking requirements of this Chapter.

1. The location of off-street parking facilities shall be as follows, and shall not be located within the public right-of-way:
 - a. For single family, duplex, and multi-family residential dwellings, required parking shall be located on the same lot as the building that they are required to serve.
 - b. For all other uses, including commercial and industrial uses, required parking shall be located on the same lot or on an abutting lot. In no case shall required parking be located across a public street without written approval of the City Council.
 - c. If parking is located on a lot or parcel under different ownership, a perpetual easement must be recorded in the office of the Salt Lake County Recorder prior to final approval.
 - d. Off-street parking shall not be located within twenty (20) feet of the front property line. (*amended 3/13/01 Ord. 2001-04*).
 - e. Tandem parking will not be allowed to satisfy the requirements found herein.

2. Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.
3. The City Council may approve the joint use of a parking lot or facility provided that the applicant can show that conflict between the different users can be effectively eliminated. For instance, willing parties such as a church and a commercial business may share parking facilities if typical heavy use parking times allow. Any arrangement to share parking must be recorded in the office of the Salt Lake County Recorder.
4. In commercial or industrial zones, the owners of several businesses may be allowed to work together to provide off-street parking in a lot or structure. Participants must be able to adequately show agreements to the City Council for long term maintenance and ownership.
5. Construction plans for any lot or structure, or the expansion of any lot or structure shall be submitted to the City for review and comment and shall be approved by the City Council. A parking lot or structure may be approved as part of the project approval.

12.4.6 Design and Construction Standards (*amended 7/12/2005 Ord. No. 2005-15*)

All parking lots or structures shall satisfy the following minimum standards for design of parking stalls and construction standards.

1. All parking lots and parking structures shall be hard surfaced with asphalt or concrete. The materials shall be approved by the City Engineer and be capable of handling the anticipated size and weight of vehicles, including public safety vehicles.
2. Each parking lot shall be surrounded by a concrete curb, or other border approved by the City Engineer to ensure the life of the surface and to limit the access to approved ingress and egress.
3. All parking spaces shall have minimum dimensions of eight and one half (8 ½) feet by eighteen (18) feet.
4. Backing Space in parking areas shall have a minimum depth of twenty four (24) feet.
5. Parking stalls designed at less than a ninety (90) degree angle shall be allowed for one way traffic only.
6. Parking shall be designed to avoid backing onto a public street. If an applicant is unable to do so, the City Council may approve parking that backs onto a public street.
7. Sub-grade parking shall be reviewed for access and safety and must be approved by the City

Council following recommendations from the staff.

8. A parking structure shall not be located within thirty feet of any property line, or in any clear view area required by this ordinance.

12.4.7 Landscaping

Any parking lot designed to provide ten (10) or more parking spaces shall be required to provide no less than ten (10) percent landscaping within the boundaries of the parking lot. The landscaping plan shall be approved by the City Council and shall include an automatic sprinkling system. At its discretion, the City Council may approve xeri-scaping or other water conserving landscaping which would not require an automatic sprinkling system.

The setback area of any parking structure shall be landscaped. A landscaping plan shall be approved by the City Council and shall include an automatic sprinkling system. As noted above, at its discretion, the City Council may approve xeri-scaping or other water conserving landscaping which would not require an automatic sprinkling system.

The landscaping shall consist of grass, trees, shrubs and other attractive plant materials. The landscaping shall include a border to separate the plants from the parking lot to protect the planting area.

12.4.8 Maintenance

All parking lots and structures shall be maintained and kept free of garbage and debris. Striping of parking stalls shall be kept in a manner that allows each stall to be identified. Potholes, cracks, and other damage to the surface shall be repaired in a timely manner.

Any violation of this Section shall be determined to be a Zoning Violation and shall be punishable by a Class C misdemeanor.

12.4.9 Reduction in Parking Standards

An applicant may apply for a reduction in the amount of parking spaces. The applicant must clearly demonstrate that the required number of parking stalls is unnecessary for the proposed use and any possible future use of the building. Any request which lowers the amount of parking stalls by more than twenty (20) percent shall not be approved by the City Council.