

ORDINANCE NO. 2020-07-35

AN ORDINANCE AMENDING SECTION 17.5.133 OF THE AMERICAN FORK CITY CODE RELATING TO OFF-STREET PARKING STANDARDS.

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the off-street parking standards.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that:

PART I

Text of Ordinance

1. Section 17.5.133(6) shall be amended to read as follows:
6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

RECOMMENDED PARKING RATIO REQUIREMENTS*

Use	Parking Spaces Required	Comments
Residential		
Sleeping rooms	1 per unit or room plus 2 for owner/manager	

Commercial lodgings	1.25 per guest room, plus 10 per ksf restaurant lounge, plus 30 per ksf meeting/banquet room (<50 ksf per guest room) or 20 per ksf meeting/banquet room (>50 ksf per guest room)	Peak spaces for each component shown; use shared parking analysis to determine appropriate parking ratio for particular hotel ³
Elderly housing, independent living	0.6 per dwelling unit	1
Elderly housing, assisted living	0.4 per dwelling unit	1
Group, convalescent, and nursing homes	1 per room	1
Day care center	0.35 per person (licensed capacity)	1
Hospital/medical center	0.4 per employee, plus 1 per 3 beds, plus 1 per 5 average daily outpatient treatments, plus 1 per 4 medical staff, plus 1 per student/faculty/staff	
Retail/Service		
General retail (not in shopping center)	3.5 per ksf GFA**	
Grocery (freestanding)	6.0 per ksf GFA	1
Discount superstores/clubs (freestanding)	6.0 per ksf GFA	1
Home improvement superstores	5.0 per ksf GFA	1

Other heavy/hard goods (furniture, appliances, building materials, etc.)	3.0 per ksf GFA	1
Shopping centers	4.0 per ksf GLA up to 400 ksf, 4.0 to 4.5 per ksf GFA sliding scale between 400 and 600 ksf; 4.5 per ksf GLA over 600 ksf	With up to 10 percent GLA in dining/entertaining; over 10 percent use shared parking analysis ²
Personal care services	2 per treatment station but not less than 4.3 per ksf	
Coin-operated laundries	1 per 2 washing and drying machines	
Motor vehicle sales and service	2.7 per ksf GFA interior sales area, plus 1.5 ksf GFA interior or storage/display area, plus 2 per service bay	
Motor vehicle laundries	2, plus 1 per each 2 peak shift employees	
Food and Beverage		
Fine dining	21.5 per ksf GFA ³	
Casual restaurant (with bar)	22.5 per ksf GFA ³	
Family restaurant (without bar)	16.0 per ksf GFA ³	
Fast food	15.0 per ksf GFA ³	
Office and Business Services (3)		
General business offices suburban/low-rise	3.6 per ksf GFA <250 ksf, 3.35 per ksf GLA >250 ksf	1

Office downtown/mid-high-rise business center	3.0 per ksf GLA	1
Consumer service offices (freestanding)	4 per ksf GLA	1
Data processing/telemarketing/operations	6.0 per ksf GFA	1
Medical offices (multitenant)	4.5 per ksf GFA	1
Clinic (medical offices with outpatient treatment; no overnight stays)	5.5 per ksf GFA	1
Bank branch with drive-in	5.5 per ksf GFA	1
Bank headquarters (with admin offices, etc.)	4.4 per ksf GFA	1
Industrial/storage/wholesale utility	2 per ksf GFA	Add spaces as required for office, sales, or similar use when more than 10 percent GFA
Manufacturing/light industrial (single use)	1.5 per ksf	
Industrial park (multitenant or mix of service, warehouse)	2.0 per ksf	1
Warehouse	0.7 per ksf GFA	
Mini-warehouse	0.25 per ksf GFA	1
Governmental	As determined by zoning administrator	
Educational		
Elementary and secondary schools	0.35 per student	1

College or university	Determined by parking study specific to subject institution	
Cultural/Recreational/Entertainment		
Public assembly	0.25 per person in permitted capacity	
Museum	1.5 per 1,000 annual visitors	1
Library	4.5 per ksf GFA	1
Religious centers	0.6 per seat	1
Cinemas	Single-screen: 0.5 per seat; Up to 5 screens: 0.33 per seat 5 to 10 screens: 0.3 per seat Over 10 screens: 0.27 per seat	3
Theaters (live performance)	0.4 per seat	3
Arenas and stadiums	0.33 per seat	3
Health clubs and recreational facilities	2 per player or 1 per 3 persons permitted capacity	3

Source: Adopted from Transportation Planning Handbook, 2nd ed. Washington DC: Institute of Transportation Engineers, 1999, unless otherwise noted.

* All parking recommendations presented here should be considered in the context of local conditions, parking requirements, and other factors that may affect the actual number of parking spaces needed.

¹ Adopted from Parking Generation, 3rd ed. Washington DC: Institute of Transportation Engineers, 2004.

² Adopted from Parking Requirements for Shopping Centers, 2nd ed. Washington DC: ULI-The Urban Land Institute and International Council of Shopping Centers, 1999.

³ Adopted from Shared Parking, 2nd ed. Washington DC: ULI-The Urban Land Institute and International Council of Shopping Centers, 2004.

PART II
Severance and Effective Date

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS 14 DAY OF JULY, 2020.

AMERICAN FORK CITY


BRADLEY J. FROST, MAYOR

ATTEST:


CITY RECORDER

