

City of Washington Terrace
County of Weber, State of Utah

ORDINANCE NO. 06-04

AN ORDINANCE AMENDING THE WASHINGTON TERRACE MUNICIPAL CODE TITLE 17, “ZONING,” CHAPTER 17.52, “PARKING AND LOADING SPACES.”

WHEREAS, the City Council (hereon known as “Council”) of the City of Washington Terrace (hereon known as “City”) met in a regular session to consider and discuss the amendment of *Washington Terrace Municipal Code* Title 17, “Zoning,” Chapter 17.52, “Parking and Loading Spaces,” on May 2, 2006 and heard public comment in a regular session on May 16, 2006; and

WHEREAS, the Utah Code allows the governing body to pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by law; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety and welfare of the citizens of the City to amend Title 17, “Zoning,” Chapter 17.52, “Parking and Loading Spaces,” of the *Washington Terrace Municipal Code* as described herein.

NOW THEREFORE BE IT ORDAINED by the Council that Title 17, “Zoning,” Chapter 17.52, “Parking and Loading Spaces,” be adopted as follows:

Chapter 17.52
PARKING AND LOADING SPACE

Sections:

- 17.52.010 Purpose and intent.
- 17.52.020 Parking space for dwellings.
- 17.52.030 Off-Street Parking space requirements**
- 17.52.040 Computation of parking requirements.
- 17.52.050 Parking lot location and standards.
- 17.52.060 Off-street truck loading space.
- 17.52.070 Businesses requiring automobile access.
- 17.52.080 Vehicular traffic to commercial or manufacturing zones.

17.52.010 Purpose and intent.

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing

promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles. (Ord. 18-88 ? 1(9)(A))

17.52.020 Parking space for dwellings.

In all zones there shall be provided a private garage/carport or in an area properly located for the future garage:

- A. For a single-family dwelling, two side-by-side parking spaces;
- B. For a two-family dwelling, four side-by-side parking spaces;
- C. For a three-family dwelling, six parking spaces;
- D. For a four-family dwelling, eight parking spaces;
- E. For a multiple-family dwelling:
 - 1. Standard multiple-family dwelling, two parking spaces per family dwelling unit,
 - 2. Multiple-family dwelling designed to accommodate exclusively bachelors and/or bachelorettes (presence of a resident manager does not make this type a standard multiple-family dwelling), one parking space for each person in each unit. The building permit will stipulate the maximum number of persons per unit and the number and type of units,
 - 3. Housing exclusively for the elderly and/or handicapped, one parking space per unit. The building permit will stipulate the type of unit and required parking spaces.
- F. If any dwelling unit is increased by the occupant after the original permit is issued, the parking requirements shall reflect that increase.
- G. In addition to the above parking space requirements, one parking space shall be provided for every two paying guests residing in such dwelling units. "Paying guests" refers to the rental of sleeping rooms within the dwelling unit. (Ord. 18-88 ? 1(9)(B))

17.52.030 Off-Street Parking space requirements.

Off-Street Parking spaces shall be accordance with this section for new buildings or for any enlargement or increase in seating capacity, floor areas or guest rooms or any existing building parking spaces shall be provided as follows:

A. Banks, Credit Unions and financial institutions.

Banks, Credit Unions and financial institutions require one space for every three hundred square feet of gross floor area.

B. Churches, lodges, Libraries and places of public assembly.

Churches, lodges, libraries and places of public assembly require one space for every three fixed seats, or for every three 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 square feet of gross floor area.

C. Garages and repair shops.

Garages and repair shops require one space for every three hundred square feet of gross floor area. Spaces inside a garage may be counted toward meeting the requirement.

D. Hospitals.

Hospitals require one and one-half spaces for each bed.

E. 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 additional spaces, or, when the number of employees cannot be determined, one space for every three hundred square feet of gross floor area.

F. Mobile home parks.

Mobile home parks require two spaces for each mobile home space plus one recreational vehicle parking space for every five mobile homes in parks where recreational vehicles or boats are allowed. These spaces can be constructed in tandem.

G. Mortuaries.

Mortuaries require one space for every five seats, or one space for every thirty-five square feet in assembly rooms where seating is not fixed.

H. Motels and hotels.

Motels and hotels require one space for each sleeping room or dwelling unit. Plus one per every five hundred square feet of common area.

I. Office buildings.

1. General business and professional offices, one space for every three hundred square feet of gross floor area;

2. 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 square feet of gross floor area where the number of examining rooms is unknown.

J. Recreational uses and facilities require:

1. Bowling alleys, five spaces per lane;

2. Amusement centers, twenty-five spaces per one thousand square feet of gross floor area;

3. Golf courses, ten spaces per hole plus one space per thirty-five square feet of public assembly areas and one space per two hundred fifty square feet gross floor area for related uses;

4. Health Clubs, one space per every one hundred gross square feet

5. Stadiums, one space for every three seats.

6. Public Swimming pools, one space per one hundred gross square feet

K. Rest or nursing homes.

Rest or nursing homes require one space for each employee on a maximum shift, plus one space for every eight beds or one space for every one hundred square feet of gross floor area where the number of rooms is unknown.

L. Restaurants and bars.

Restaurants and bars require one space for every four seats or four 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 square feet of gross floor area where the number of seats is unknown.

M. Retail stores and service establishments.

Retail stores and service establishments require one space for every two hundred square feet of gross floor area.

N. Schools.

1. Elementary, two spaces for each classroom and one space per faculty member;

2. High schools and trade schools, one space for every five seats and one space per faculty member;

3. Colleges, one space for every three seats and one space per faculty member.

O. Shopping centers and flea markets.

1. Neighborhood, six spaces per one thousand square feet of gross

floor area;

2. Community and regional, eight spaces per one thousand square feet of gross floor area;

3. Flea markets, eight spaces per one thousand square feet of indoor or outdoor sales area.

P. Theaters.

Theaters require one space for every three seats.

Q. 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.

R. 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.

S. Vehicles 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.

T. Daycares and Pre-school.

Daycares and Pre-schools require two available on-site parking spaces (provided for drop-off and pick-up) when caring for 1 to 6 children. When caring for 7 to 12 children there must be an additional two 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 12 the number of parking space shall comply with section 17.52.030(N) Schools.

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 shall be disregarded, and fractions including one-half and over shall require one parking space. (Ord. 18-88 ? 1(9)(D))

17.52.050 Parking lot location and standards.

A. 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 there from.

B. Public Parking Lot Standards. 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 public works supervisor or his agent, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas, at a minimum rate of one inch an hour rainfall. Surface drainage is not allowable across pedestrian walkways.

C. 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 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 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.

D. Additional Provisions. The design of off-street parking facilities shall be subject to the following provisions:

1. Each parking space shall encompass not less than one hundred eighty square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle from the side line of the parking space.

2. 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:

- a. Up to and including four dwelling units, twenty feet;

- b. Five or more dwelling units, one twenty-four-foot, two-way access right-of-way;

- c. 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.

3. All commercial or multifamily 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 or more than six feet high. Front yard and corner lot fences or planting shall maintain height restrictions as provided in Section 17.44.130.

4. Parking requirements for dwellings will be located on the same lot with the dwelling. (Ord. 18-88 ? 1(9)(E))

5. Striping all parking stalls shall be striped. Exception: A private garage or parking area for the exclusive use of a single-family dwelling.

6. Driveway and ramp slopes. The maximum slope of any driveway or ramp shall not exceed 20 percent. Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the code official and the jurisdiction's engineer.

7. Stall Access. 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 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 loading space, with fourteen-foot height clearance, for every twenty thousand square feet or fraction thereof in excess of three thousand square feet of land use for the above-mentioned purposes. (Ord. 18-88 ? 1(9)(F))

17.52.070 Businesses requiring automobile access.

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

A. Access to the station or other structure or parking lot shall be by not more than one thirty-six-foot-wide roadway for each one hundred feet or fraction thereof of frontage on any street; no two such roadways shall be less than thirty-four feet and no such roadway shall be closer than forty feet 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.

B. Gasoline pumps shall be set back at least twenty feet 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 from the property line bordering such street. (Ord. 1-93 ? 1; Ord. 18-88 ? 1(9)(G))

17.52.080 Vehicular traffic to commercial or manufacturing zones.

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (Ord. 18-88 ? 1(9)(H))

EFFECTIVE DATE, This Ordinance will become effective immediately upon adoption.

**PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF
WASHINGTON TERRACE this 16th day of May 2006.**

CITY OF WASHINGTON TERRACE

Mayor Mark C. Allen

APPROVED AS TO LEGAL FORM

City Attorney, Stephen F. Noel

ATTEST:

City Recorder, Marci S. Heil