

**EPHRAIM CITY
ORDINANCE ECO 25-08**

**AN ORDINANCE AMENDING TITLE 10 CHAPTER 12 SECTION 60 AND TITLE
10 CHAPTER 20 SECTION 050 TABLE D REGARDING PARKING
REQUIREMENTS**

WHEREAS, Ephraim City desires to have adequate parking for its residents; and

WHEREAS, City staff has reviewed the current code and desires to make several amendments that will clarify the existing parking requirements for various uses; and

WHEREAS, the Ephraim City Council finds these amendments to be in the best interests of the health, safety, and welfare of its residents.

NOW THEREFORE, be it ordained by the Council of the Ephraim City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.20.050 Table D: Off-Street Parking Requirements” of the Ephraim City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.20.050 Table D: Off-Street Parking Requirements

This table lists the off-street parking requirements for different uses.

Table D: Parking Requirements

Use	Minimum # of spaces
One and two family dwellings	2/unit
Condominiums (New construction and conversions)	2 spaces per unit, (1 of which shall be covered) plus 1 space per 5 units for guests, plus 1 space per 5 units for RV and boat storage unless otherwise approved. (see ECC 10.12.110 Paragraph C,2)
All other dwellings *	1.5 spaces per bedroom (2006)
Offices	1/300 sq. ft.: 3 minimum
Mixed Use Commercial and Residential	Total of office and residential. May be reduced by up to 25% if commercial use will be significantly reduced after normal business hours.
Assembly hall	1/4 persons allowed at maximum occupancy.

Church	1/4 permanent seats 1/40 sq. ft. without permanent seats in the largest seating area.
Stadium, arena, rodeo, etc.	1/4 seats 1/75 sq. ft. seating area without permanent seats.
Stores, supermarkets, etc.	1/250 sq. ft. sales area.
Clinic	1/300 sq. ft.: 3 minimum
Hospital	1/2 beds 1/doctor and nurse on staff 2/3 other employees on maximum shift
Nursing home	1/4 beds 2/3 employees on maximum shift
Hotel, motel, inn, etc.	1/unit 2 additional spaces
Mortuary, funeral home	1/250 sq. ft. 1/3 seats
Auto repair	4/bay
Bowling alley	5/alley
Billiard halls	1/table
Golf driving range	1/tee
Golf course	1/2 holes
Library **	3/1000 sq. ft. public area
Restaurant, tavern, eatery, etc.	1/3 seats: 3 spaces minimum
Child care	1/10 children 2/3 employees on maximum shift 1 loading space
Skating rink	1/250 sq. ft. useable area
Swimming pool	1/3 persons at maximum occupancy
Recreational facility	1/5 persons at maximum occupancy
Tennis, handball, racquetball, etc.	2/court; 5 minimum
Health club, spa, gym, etc.	1/400 sq. ft.: 10 spaces minimum
Elementary school	1/classroom 1/teacher 2/3 other employees on maximum shift
Junior and senior high schools	1/4 students 1/teacher 2/3 other employees on maximum shift
College, university, trade school, etc. ***	5/classroom 2/3 employees on maximum shift 1/3 seats in largest auditorium
Veterinary hospitals	1/300 sq. ft.
Manufacturing plant	Greater of 1/employee for sum of two largest consecutive shifts, plus 1 space per vehicle used in the conduct of business, or 1/600 sq. ft. of floor area (2006)

Service commercial (cabinet shop, printing shop, etc.)	3/1000 sq. ft.
Outdoor sales lots	1/2500 sq. ft.

* 10% reduction in required parking is allowed if 1 bicycle parking space per unit is provided.
 ** 10% reduction in required parking is allowed if 1 bicycle parking space per 500 square feet of public area is provided. *** 10 % reduction in required parking is allowed if bicycle parking spaces equal to 30% of the required number of automobile spaces are provided.

AFTER AMENDMENT

10.20.050 Table D: Off-Street Parking Requirements

This table lists the off-street parking requirements for different uses.

Table D: Parking Requirements

Use	Minimum # of spaces
<u>Studio Apartments</u> , One and two family dwellings	2/unit
Condominiums (New construction and conversions)	2 spaces per unit, (1 of which shall be covered) plus 1 space per 5 units for guests, plus 1 space per 5 units for RV and boat storage unless otherwise approved. (see ECC 10.12.110 Paragraph C,2)
All other dwellings *	1.5 spaces per bedroom (2006)
<u>Accessory Dwelling Units (ADU)</u>	<u>An internal ADU must provide an additional off-street parking space. An external ADU must provide two additional off-street parking spaces.</u>
Offices	1/300 sq. ft.: 3 minimum
Mixed Use Commercial and Residential	Total of office and residential. May be reduced by up to 25% if commercial use will be significantly reduced after normal business hours.
Assembly hall	1/4 persons allowed at maximum occupancy.
Church	1/4 permanent seats 1/40 sq. ft. without permanent seats in the largest seating area.
Stadium, arena, rodeo, etc.	1/4 seats 1/75 sq. ft. seating area without permanent seats.
Stores, supermarkets, etc.	1/250 sq. ft. sales area.
Clinic	1/300 sq. ft.: 3 minimum
Hospital	1/2 beds 1/doctor and nurse on staff 2/3 other employees on maximum shift

Nursing home	1/4 beds 2/3 employees on maximum shift
Hotel, motel, inn, etc.	1/unit 2 additional spaces
Mortuary, funeral home	1/250 sq. ft. 1/3 seats
Auto repair	4/bay
Bowling alley	5/alley
Billiard halls	1/table
Golf driving range	1/tee
Golf course	1/2 holes
Library **	3/1000 sq. ft. public area
Restaurant, tavern, eatery, etc.	1/3 seats: 3 spaces minimum
Child care	1/10 children 2/3 employees on maximum shift 1 loading space
Skating rink	1/250 sq. ft. useable area
Swimming pool	1/3 persons at maximum occupancy
Recreational facility	1/5 persons at maximum occupancy
Tennis, handball, racquetball, etc.	2/court; 5 minimum
Health club, spa, gym, etc.	1/400 sq. ft.: 10 spaces minimum
Elementary school	1/classroom 1/teacher 2/3 other employees on maximum shift
Junior and senior high schools	1/4 students 1/teacher 2/3 other employees on maximum shift
College, university, trade school, etc. ***	5/classroom 2/3 employees on maximum shift 1/3 seats in largest auditorium
Veterinary hospitals	1/300 sq. ft.
Manufacturing plant	Greater of 1/employee for sum of two largest consecutive shifts, plus 1 space per vehicle used in the conduct of business, or 1/600 sq. ft. of floor area (2006)
Service commercial (cabinet shop, printing shop, etc.)	3/1000 sq. ft.
Outdoor sales lots	1/2500 sq. ft.

* 10% reduction in required parking is allowed if 1 bicycle parking space per unit is provided.

** 10% reduction in required parking is allowed if 1 bicycle parking space per 500 square feet of public area is provided. *** 10 % reduction in required parking is allowed if bicycle parking

spaces equal to 30% of the required number of automobile spaces are provided.

SECTION 2: AMENDMENT “10.12.060 Parking” of the Ephraim City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

10.12.060 Parking

At the time any building or structure is erected, enlarged or increased in capacity, use is established or changed, or a change of occupancy takes place, there shall be provided off street parking spaces on private property for automobiles in accordance with the requirements set forth in this section.

- A. Dimensions:** The dimensions of each off street parking space, exclusive of access drives or aisles, shall be:
1. At least nine feet by eighteen feet (9' x 18') for diagonal or ninety degree (90°) spaces;
 2. At least nine feet by twenty two feet (9' x 22') for parallel spaces.
 3. A parking stall may be reduced by two feet (2') lengthwise, if landscaping separated from the paved area of the parking stall by a curb or tire bumper guard is provided in the remaining two feet (2') of the parking stall.
- B. Landscaping:** All areas within the parking area not paved shall be landscaped.
- C. Driveways and Access:**
1. Except for one and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.
 2. Driveways for residential lots shall not be more than twenty feet wide.
 3. Driveways for commercial uses shall be at least twenty feet wide, unless approved otherwise by the city engineer, except uses in the C1A zone may be treated as residential uses.
 4. Drives shall be spaced at least twelve feet apart.
 5. Limit on number of drives:
 - a. Residential uses shall be limited to two drives per lot.
 - b. Commercial uses shall be limited to two drives per 100 feet of road frontage.
 6. In no case shall the total amount of drive width exceed 50% of the frontage.
 7. Drives shall not be more than thirty-six feet wide.
 8. Drives shall not be closer than forty feet to an intersection.
 9. Drives may be shared by adjoining properties.
 10. Standards for width and access in this section do not supersede requirements of the fire code.
- D. Parking Requirements:** See ECC 10.20.050 Table D. When a building or lot will contain more than one use, the parking requirements shall be calculated separately for each use and totaled. In the event a use is not listed in ECC 10.20.050 Table D, the Planning Director may determine the requirement based on the nearest comparable use

standard in the table.

- E. **Lighting:** Parking lots shall be lighted by standards not more than 36 feet high using hooded sources. No glare or cast from lights shall fall outside the lot, or be directed into the nighttime sky. (2006)
- F. **Paving:** Every parcel of land hereafter used as a parking lot shall be paved with asphalt, concrete or composition of some other all weather hard surfacing material which meets applicable Fire Code and City Construction Standards Requirements. For the purposes of this ordinance, non-paved surfaces such as gravel and road base in parking lots shall not be considered as meeting the all weather hard surfacing requirement above unless specifically granted by the Planning Commission and City Council due to exceptional circumstances due to terrain or otherwise. Such exemption shall only occur after an acceptable landscaping plan has been approved by the city council.
- G. **Storm Drainage:** Applicant must provide a storm drainage plan to contain or reasonably disperse storm water from the parking lot. Storm drainage may not sheet flow across a public walkway. Any storm water discharges from off of the property shall not exceed pre-development flow rates. Larger multifamily and commercial developments may be required to submit a drainage report prepared by a licensed engineer.
- H. **Shared Parking:** The Planning Director may approve shared parking arrangements if in his opinion the applicant submits sufficient evidence showing the parking will adequately serve all of the uses at the peak combined times. See also ECC 10.16.060 regarding parking for mixed use developments.
- I. **Other Considerations:** some non-complying buildings (i.e., predating any land use enactment), especially buildings in the downtown area, are incapable of complying with these requirements. In such cases, new or expanding uses shall be required to provide as much off-street parking as possible, but shall not be limited by their inability to fully comply with this ordinance unless such non-compliance creates a serious threat to public health and safety (congested on-street parking is not such a threat).

AFTER AMENDMENT

10.12.060 Parking

At the time any building or structure is erected, enlarged or increased in capacity, use is established or changed, or a change of occupancy takes place, there shall be provided off street parking spaces on private property for automobiles in accordance with the requirements set forth in this section.

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 3. A parking stall may be reduced by two feet (2') lengthwise, if landscaping

separated from the paved area of the parking stall by a curb or tire bumper guard is provided in the remaining two feet (2') of the parking stall.

B. Landscaping: All areas within the parking area not paved shall be landscaped.

C. Driveways and Access:

1. Except for one and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.
2. Driveways for residential lots shall not be more than twenty feet wide.
3. Driveways for commercial uses shall be at least twenty feet wide, unless approved otherwise by the city engineer, except uses in the C1A zone may be treated as residential uses.
4. Drives shall be spaced at least twelve feet apart.
5. Limit on number of drives:
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E. Lighting: Parking lots shall be lighted by standards not more than 36 feet high using hooded sources. No glare or cast from lights shall fall outside the lot, or be directed into the nighttime sky. (2006)

F. Paving: Every parcel of land hereafter used as a parking lot shall be paved with asphalt, concrete or composition of some other all weather hard surfacing material which meets applicable Fire Code and City Construction Standards Requirements. For the purposes of this ordinance, non-paved surfaces such as gravel and road base in parking lots shall not be considered as meeting the all weather hard surfacing requirement above unless specifically granted by the Planning Commission and City Council due to exceptional circumstances due to terrain or otherwise. Such exemption shall only occur after an acceptable landscaping plan has been approved by the city council.

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H. Shared Parking: The Planning Director may approve shared parking arrangements if in his opinion the applicant submits sufficient evidence showing the parking will

adequately serve all of the uses at the peak combined times. See also ECC 10.16.060 regarding parking for mixed use developments.

I. **Other Considerations:** some non-complying buildings (i.e., predating any land use enactment), especially buildings in the downtown area, are incapable of complying with these requirements. In such cases, new or expanding uses shall be required to provide as much off-street parking as possible, but shall not be limited by their inability to fully comply with this ordinance unless such non-compliance creates a serious threat to public health and safety (congested on-street parking is not such a threat).

J. **Potential Requirements for Multi-Family Developments.** The Land Use Authority may require multi-family developments more than .75 miles away from Snow College to adhere to the parking standards required for Condominiums in ECC 10.20.050 Table D.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

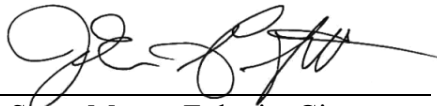
SECTION 5: EFFECTIVE DATE This Ordinance shall become effective 20 days after publication or posting or 30 days after final passage by the governing body, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL JUNE 04, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Parry	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Beal	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Councilmember Anderson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Stevens	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



John Scott, Mayor, Ephraim City



Candice Maudsley, Recorder, Ephraim City

