

**VERNAL
ORDINANCE 2024-24**

AN ORDINANCE OF THE VERNAL CITY COUNCIL AMENDING THE VERNAL CITY MUNICIPAL CODE FOR COMMERCIAL AND RESIDENTIAL PARKING SPACE DESIGN AND ACCESS, AMENDING SECTION 16.26.230 - COMMERCIAL PARKING, AND ADDING SECTION 16.26.232 RESIDENTIAL PARKING.

WHEREAS, the City Council finds that the regulation of parking requirements within development is necessary for orderly growth and conduct of business within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation.

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

SECTION 1: **AMENDMENT** “Section 16.26.230 Parking Space Design And Access” of the Vernal Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 16.26.230 Commercial Parking Space Design And Access

- A. ~~Parking spaces:~~ Commercial parking areas shall be paved with asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined in the Master Site Plan, to protect adjacent property owners or persons using a sidewalk. All storm water shall be collected and retained in accordance with Section 16.06.060.
- B. Backing space shall be provided for parking areas to prevent backing into a public street or alley. Public sidewalks shall not be permitted to be used as part of the required backing space.
- C. The width of each parking space shall be measured at a right angle to the side lines of the parking space. All parking spaces shall have minimum dimensions of ten (10) feet by twenty (20) feet except:
 - 1. Parking spaces with dimensions of 9 feet by 20 feet may be permitted under the following conditions:
 - a. The site layout must demonstrate a clear constraint that prevents the use of ten(10)-foot wide stalls, such as narrow lot dimensions or

existing structural features.

- b. Approval by the Planning Commission is required, confirming that the narrower stalls will not impair safety, access, or functionality
2. Parking stalls with dimensions of 9 feet in width by 18 feet in length may be permitted under the following circumstances:
 - a. These stalls may only be used in areas with significant site constraints, such as steep grades, existing mature trees, or historical site features.
 - b. They must be located in areas designated for compact vehicles or short-term parking where the reduced length will not hinder the parking lot's overall effectiveness.
 - c. Stalls shall not be placed adjacent to public sidewalks or pedestrian walkways unless there is a physical barrier or buffer, such as a landscaped strip of at least three (3) feet in width, to prevent vehicles from encroaching on the pedestrian area. This is to ensure that pedestrian safety and accessibility are not compromised.
3. Handicapped parking spaces shall be in accordance with the International Building code minimum dimensions and separation strip.

D. Aisle width for parking shall vary depending on the parking angle and be approved by the public works department in the Master Site Plan to be no less than:

1. 45-degree parking: A minimum aisle width of 14 feet for one-way traffic is required.
2. 60-degree parking: A minimum aisle width of 16 feet for one-way traffic is required.
3. 90-degree parking (perpendicular): A minimum aisle width of 24 feet is required for two-way traffic.

E. Angled parking shall be designed to meet the same minimum stall width as 90 degree parking. The angle of parking spaces should generally be 45 degrees or 60 degrees. Other angles may be considered but must be approved by the Public Works Department to ensure safe and efficient traffic flow.

1. Angled parking stalls shall not be placed adjacent to public sidewalks or pedestrian walkways unless:
 - a. There is a landscaped buffer of at least three (3) feet in width, or
 - b. A barrier, such as curbing or bollards, is installed to prevent vehicles from encroaching on pedestrian areas.
 - c. The use of angled parking in proximity to pedestrian areas must ensure that the safety and visibility of pedestrians are not compromised.
2. Back-in angled parking may be considered for specific locations where forward visibility is critical (e.g., near busy pedestrian crossings).
 - a. Back-in angled parking may require a traffic study to be submitted to and approved by the Public Works Department and Planning Department, ensuring that it will not disrupt traffic flow or pedestrian safety.

F. Access to parking lots must be approved by the agency responsible for the access road. A greater number of access strips may be required as determined by the Planning Commission during site plan approval.

G. All commercial off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a fence, wall or hedge of not less than four (4) feet nor more than seven (7) feet high. Provided, however, that front yard and corner lot fences, walls or plantings shall maintain height requirements of their respective zones

H. For all commercial uses permitted in RA-1, R1, R2, R3, or R4, excluding multi-family or residential, only fifty (50%) percent of the front yard area required by the respective zones shall be used for parking. Access across and over the required front yard is allowed to the side yard or rear yard.

Adequate automobile access to a garage, carport or parking area shall be provided. The minimum size of the access strip shall be as follows; in residential zones, access from the street for single family dwellings shall not exceed more than sixty (60) feet with not more than one (1) thirty-four (34) foot access. Backing space shall be provided for parking areas which are composed of five (5) or more spaces so that cars need not back into a public street or alley or into other automobiles. Public sidewalks shall not be permitted to be used as part of the required backing space. Tandem parking (front to rear) shall not be permitted except for single-family or two-family dwellings when the front and back spaces are both designed to serve the same dwelling. Every parcel of land hereafter used as a parking area shall be paved with asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the Planning Director, to protect adjacent property owners or persons using a sidewalk. All storm water shall be collected and retained in accordance with Section 16.06.060. For all uses permitted in a residential zone, only twenty-five (25) percent of the front yard area required by the respective zones shall be used for parking. Access across and over the required front yard is allowed to the side yard or rear yard. In the case of multiple-family dwellings, not more than fifty (50) percent of the required side and rear yard shall be used for parking or vehicular access lands. In such cases where it is deemed necessary to utilize more than the required front, side or rear yards, said yard area used in excess of the limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green areas; patios, play areas or courts. The width of each parking space shall be measured at a right angle to the side lines of the parking space. All parking spaces shall have minimum dimensions of nine (9) feet by twenty (20) feet except; Handicapped parking spaces shall have minimum dimensions of eight (8) feet by twenty (20) feet and shall have a separation strip in accordance with the International Building code. Sixteen (16) foot access strips - two (2) are required for one-way traffic; Twenty-four (24) foot access strip - one is required for two-way traffic; A greater number of access strips may be required as determined by the Planning Commission during site plan approval. A garage or carport shall have inside dimensions of not less than ten (10) feet by twenty (20) feet per space. Outdoor parking spaces serving a residential use located on the same lot or parcel which they serve shall have minimum dimensions of nine (9) feet by twenty-five (25) feet. This requirement shall not apply to multi-family developments

~~containing five (5) or more dwelling units. Parking required in section 16.26.110(4) shall have minimum dimensions of ten (10) feet by twenty five (25) feet. All commercial off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a fence, wall or hedge of not less than four (4) feet nor more than seven (7) feet high. Provided, however, that front yard and corner lot fences, walls or plantings shall maintain height requirements of their respective zones.~~

(PZSC § 03-12-017) (Ord. No. 94-06, Amended, 3/24/94; Ord. No. 96-27, Amended, 11/20/96)

(Ord. 2016-13, Amended, 11/02/2016; Ord. 2009-09, Amended, 08/19/2009; Ord. 2007-05, Amended, 04/25/2007; 99-07, Amended, 07/21/1999)

SECTION 2: ADOPTION “Section 16.26.232 Residential Parking Space Design And Access” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

Section 16.26.232 Residential Parking Space Design And Access(*Added*)

- A. In residential zones, access from the street for single family dwellings shall not exceed more than sixty (60) feet with not more than one (1) thirty-four (34) foot access.
- B. To count towards the minimum parking requirement, parking spaces including the inside dimensions of garages or carports shall:
 - 1. Be no less than ten (10) feet in width by twenty (20) feet in length per parking space.
 - 2. Be paved with an asphalt or concrete surface.
 - 3. Not include public sidewalks to be used as part of the required space.
 - 4. Provide ample room so as to allow for the entirety of the vehicle, truck, trailer ect (including hitches, bumpers, and additions) be completely out of the right-of-way.
- C. Tandem parking (front to rear) shall not be counted toward the parking stall requirement except for single-family or two-family dwellings when the front and back spaces are both designed to serve the same dwelling and may be accessed simultaneously.


- D. Adequate automobile access to a garage, carport or parking area shall be provided. The minimum size of the access strip shall be equal to the width of the parking stall.
- E. All storm water shall be collected and retained in accordance with Section 16.06.060.
- F. For residential uses excluding commercial multi-family with an approved Master Site Plan; parking spaces / parking shall not cover more than fifty (50) percent of the the street facing wall of the structure.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

August 21, 2024


	AYE	NAY	ABSENT	ABSTAIN
Councilmember Robin O'Driscoll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Corey Foley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Ted Munford	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Edward Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Randel Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Presiding Officer



 Doug Hammond, Mayor, Vernal

Attest



 Roxanne Behunin, City Recorder,
 Vernal