

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2016-07

AN ORDINANCE AMENDING VARIOUS RESIDENTIAL PARKING STANDARDS IN BLUFFDALE LAND USE ORDINANCE TITLE 11-12-3, 11-12-5, 11-8E-12, AND 11-11G-17 TO PROVIDE STANDARDS FOR A VARIETY OF HOUSING TYPES INCLUDING OFF-STREET AND GUEST PARKING REQUIREMENTS.

WHEREAS the City of Bluffdale Land Use Ordinance sets forth residential parking standards for all residential development applications;

WHEREAS the City has approved a variety of different housing types including single – family, two-family, multi-family, apartments, condominiums, townhomes, and single-family on a shared driveway (auto courts) where adequate parking is desired by the City for residents and guests; and

WHEREAS the proposed text amendments set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

Section 1. Text Amendments. The City Council hereby adopts the following amendments to Title 11 of the Bluffdale City Code, as indicated below in this section (All parts of these sections and subsections not specifically listed as changed shall remain unaffected):

11-12-3: 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.

TABLE A

Residential Dwellings:	
Single-Family/Two-Family	2 parking spaces per dwelling unit enclosed in garage. plus visitor parking where appropriate. 20' minimum driveway required
Single-Family on shared driveway (Auto Court)	2 parking spaces per dwelling unit enclosed in garage. <u>Guest Parking:</u> 1 guest parking space per 3 dwelling units.
Multi-Family/Condominium/Townhome With a Driveway	2 parking spaces per dwelling unit enclosed in garage. 20' minimum driveway required. <u>Guest Parking:</u> 1 guest parking space per 4 dwelling units.
Multi-Family/Condominium /Townhome Without a Driveway	2 parking spaces per dwelling unit enclosed in garage. <u>Guest Parking:</u> 1 guest parking space per 3 dwelling units.
Apartments	2 parking spaces per 1 or 2 bedroom units 2.5 parking spaces per 3 or more bedroom units

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.

11-12-4: 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.

11-12-5: GENERAL PROVISIONS:

The following general provisions apply to all off-street parking requirements of this chapter:

A. **Location:** ~~The location of off-street parking facilities shall be as follows: -and shall not be located within the public right of way:~~

1. **Location:** For all residential dwelling units, ~~single-family, duplex and multi-family residential dwelling units,~~ required parking shall be located on the same lot as the building that they are

~~required to serve.~~ parking facilities shall be provided on the same lot as the use for which the parking facilities are required, except for approved common or guest parking facilities.

2. Guest Parking: Provide parking spaces as identified in Table A. Parking spaces shall be scattered throughout the project, so as to minimize the walking distance to the dwelling units. This requirement may be modified by the Land Use Authority, if the applicant can show that the design of the project makes this requirement unnecessary.
3. Public Street Parking: Parking on public streets shall not be allowed to satisfy the off-street parking or guest parking requirements for any residential dwelling unit.
4. Driveways: All residential units providing a driveway shall be a minimum of 20' in length.
- 5.4. For all other uses, including commercial and industrial uses, required parking shall be located on the same lot or on an abutting lot. ~~6. Off-street parking shall not be located within twenty feet (20') of the front property line off a public street.~~ In no case shall require parking be located across a public street without written approval of the City Council.
6. 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.
7. ~~Tandem parking will shall not be allowed to satisfy the off-street or guest parking requirements found herein.~~

B. Lighting: Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.

C. Joint Use of Lot or Facility: 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.

D. Commercial or Industrial Zones; Agreements: 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.

E. Construction Plans Submitted: Construction plans for any lot or structure, or the expansion of any lot or structures, 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. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE E. R-MF MULTI-FAMILY HOUSING ZONE
11-8E-12: PARKING, LOADING AND ACCESS:

- A. Requirements: Each unit in the R-MF zone shall have on the premises two (2) off-street parking spaces, one of which shall be covered. Additionally, there shall be one guest parking space for each ~~four~~ (4) **three (3)** dwelling units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.
- B. Recreational Vehicle Area: Each project may also have a recreational vehicle parking area not to exceed two thousand (2,000) square feet per acre of the project secured by a six foot (6') sight obscuring fence. The recreational vehicle parking area may be placed in the rear or side setback area of the project.
- C. Additional Parking: The parking requirements found listed above represent the minimum and maximum parking requirements. Any additional parking, beyond that required above, must be approved by the city council due to a loss in the amount of landscaping in the project. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE G. MU MIXED USE ZONE

Development Requirement	Proposed Use		
	Commercial/Light Industrial Uses	Residential Uses	Mixed Uses
Off street parking requirements	Total required off street parking spaces shall be determined by the review and acceptance by the city of a shared parking analysis, conducted using accepted information and analysis methods and which references city parking regulations.	All residential uses shall provide off street parking as required by chapter 12 11-12-3 Table A of this title. except that the city land use authority may approve an alternative on a street parking plan that permits on street parking but allows for emergency access in accordance with city code.	Total required off street parking spaces shall be determined by the review and acceptance by the city of a shared parking analysis, conducted using accepted information and analysis methods.

11-11G-17: OFF-STREET PARKING AREAS:

- A. In commercial, light industrial, and multi-family areas, where parking areas are located adjacent to a street, landscaping, berms, low walls, open fencing, or a combination thereof shall be used to

partially hide the parking area from the street. Parking areas adjacent to a public street shall be set back a minimum of twenty feet (20') from the right of way and the setback area shall be landscaped.

- B. In considering project plan approval, the location of all parking areas will be considered understanding the visual and pedestrian amenity impacts of surface off street parking areas unless otherwise approved in a project plan. The relationships and placement of buildings, open spaces, vehicle and pedestrian facilities and off street parking areas is a critical design element in mixed use areas and shall be considered by the city prior to project plan approval. A project plan shall be accompanied by an analysis of the influence off street parking areas may have on the attractiveness and amenities of the mixed use area. Shared parking arrangements may be required in order to reduce unnecessary parking areas and to encourage pedestrian activity.
- C. ~~On street parking shall be provided adjacent to all developments, and a share of such on street parking may be used to satisfy parking requirements. Parallel or angle parking may be approved based upon the overall design and width of the street, as part of project plan approval. (Ord. 2013-20, 12-17-2013)~~

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon recording in the office of the City Recorder, publication, posting, or thirty (30) days after passage, whichever occurs first.

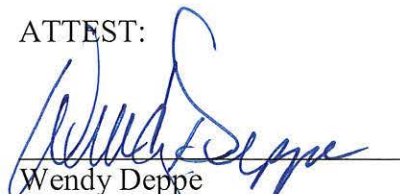
APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 25th Day of May, 2016.

CITY OF BLUFFDALE

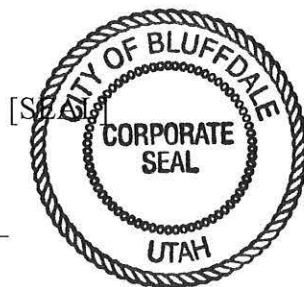


Mayor

ATTEST:



Wendy Deppe
Bluffdale City Recorder



Council members

Voting:
AYE NAY

Alan Jackson	X	_____
Ty Nielsen	X	_____
Boyd Preece	X	_____
Justin Westwood	X	_____
James Wingate	X	_____