

**GRANTSVILLE  
ORDINANCE 2022-24**

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

**SECTION 1:**        **ADOPTION** “4.34 Multi Unit Residential Development” of the Grantsville Land Use Ordinances is hereby *added* as follows:

BEFORE ADOPTION

4.34 Multi Unit Residential Development (Non-existent)

AFTER ADOPTION

4.34 Multi Unit Residential Development(*Added*)

1. Multi unit residential units shall include any structure that provides for more than one place of residence. The combined units in each structure will meet the requirements of GLUMDC 4.34(2). The structure shall be constructed to comply with all current building and fire codes.
2. The minimum size requirements for a multi-unit lot is:
  - a. As specified in GLUMDC 15.4 and 15.5, if the development is located in those districts.
  - b. For developments approved by the City to be constructed in other districts allowing multi-unit residential development, the minimum size requirements are:
    - i. Minimum lot size shall be calculated as 7,000 square feet (sq) for the first unit and an additional 4,000 square feet (sq) for each additional ground level unit in the structure. The minimum lot size for units within a structure adjacent to a street corner shall be 10,000 square feet (sq).
    - ii. Subject to the maximum number of units permitted in any other section of this Code, the maximum number of units per acre of lot size shall be fifteen (15) units.
    - iii. Minimum frontage will be fifty feet (50').
    - iv. Minimum setback for the front yard will be twenty-five feet (25').
    - v. Minimum rear setback will be twenty feet (20').
    - vi. Minimum side yard setback will be twenty feet (20').
    - vii. For corner lots, there shall be two front yard setbacks.
    - viii. If two or more structures are located on one lot, the minimum distance between the structures will be thirty feet (30').
3. Street and Parking
  - a. All streets shall be designed and constructed to meet the City's standard for

- streets.
- b. There shall be a minimum of two (2) parking spaces provided for each unit.
  - c. If sufficient separated designated visitor parking is not available in approved curbside locations, off-street parking shall be provided.
  - d. Additional parking for recreational, commercial, and other types of units will be required if the residents are not required to park them off-site by a rental/owner agreement.
  - e. Parking for the first ten (10) units shall provide one (1) separate designate visitor parking stall per dwelling unit. For each unit over the first ten (10) dwelling units, one (1) additional parking stall for each two (2) dwelling units shall be provided. For any partial stalls calculated, the applicant shall round up to the next whole number of stalls.
4. Building Requirements
- a. Maximum height is two (2) stories or thirty-five feet (35'), whichever is less.
  - b. Ground floor units shall be ADA accessible.
5. The portion of the lot not covered by improvements shall be fully landscaped in accordance with Chapter 9 of GLUMDC.

**SECTION 2:            AMENDMENT** “6.13 Minimum Parking Requirements” of the Grantsville Land Use Ordinances is hereby *amended* as follows:

#### BEFORE AMENDMENT

##### 6.13 Minimum Parking Requirements

**Shared parking.** The zoning administrator may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be subject to the following conditions:

- (1) **Computation:** The number of shared spaces for two or more distinguishable land uses shall be determined by the following procedure:
  - (a) Multiply the minimum parking required for each individual use, as set forth in Table 6.4 by the appropriate percentage indicated in Table 6.3 shared parking calculations, for each of the six designated time periods.
  - (b) Add the resulting sums for each of the six columns.
  - (c) The minimum-parking requirement shall be the highest sum among the six columns resulting from the above calculations.
  - (d) Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

**Other uses.** If one or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 6.3, shared parking calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.

**Process.** An application for shared parking shall be submitted on a form approved by the zoning administrator.

**Table 6.3 Parking Requirements**

General Land Use Classification	Weekdays			Weekends		
	1:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 7:00 a.m.	1:00 a.m. - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - 1:00 a.m.
Office	5%	100%	5%	0%	15%	60%
Retail sales & services	0%	70%	100%	30%	75%	100%
Restaurant (not 24 hr)	20%	70%	100%	100%	75%	90%
Theater	0%	60%	100%	0%	80%	100%
Hotel - Guest Rooms	100%	55%	100%	100%	55%	100%
Hotel - Restaurant/ Lounge	40%	60%	100%	50%	45%	100%
Hotel - Conference Rooms	0%	100%	100%	0%	100%	100%
Religious Institution	0%	25%	50%	0%	100%	50%

**Table 6.4 Parking Requirements**

Use	Parking requirements
Athletic Club, Sports Club/Health Spa	4.37 spaces per 1,000 sq ft of gross floor area
Bank, Walk-In Only	0.63 spaces per 1,000 sq ft of gross floor area

Bank, Walk-In w/Drive-Up	4.23 spaces per 1,000 sq ft of gross floor area
Boarding House, Rooming House	1 space for each room for rent, 2 additional spaces if a portion of the bldg is used as a single dwelling unit
Bowling Alley	2.36 space per lane
Church	1.25 spaces for each 6 ft. of linear pew or 4 seats. However, (a) Where a church building is designed or intended to be used by two congregations at the same time, parking of 2.25 parking spaces shall be provided for each 6 ft. of linear pew or 4 seats. (b) For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, the necessary parking shall be determined by the Planning Commission.
Cleaning Services, Testing, or Repair of Material or Commodities	1 space for each 3 employees
Community Centers or Recreation Building	4 spaces per 1,000 sq ft of gross floor space
Daycare Facility	1 space for every 2 employees, 2 additional parking space, 1 loading space for every 8 clients
Dwelling, Multi-Unit	1.5 spaces for each residential unit
Dwelling, Single Living Unit	2 spaces for each residential unit
Elderly- Disabled Housing/Nursing Home, and Assisted Living Facility	1 space for each 3 dwelling units
Furniture/Carpet/Appliance Store	1.22 spaces per 1,000 sq ft of gross floor area
Gas Station	2 spaces for each 2 employees, excluding spaces to serve gas pumps
Hospital	1.79 spaces per bed
Library, Art Gallery & Museum	2 spaces for each 1,000 sq ft of gross floor area
Light Industrial/Manufacturing (Wholesale Stores, Repair Shops for Household Equipment and Radio and Television, and Repair Establishment)	1.59 spaces per 1,000 sq ft of gross floor area
Machinery Sales	2.1 spaces per 1,000 sq ft floor area
Office, General	2.79 spaces per 1,000 sq ft floor area
Office, Government	3.84 spaces per 1,000 sq ft floor area

Office, Medical/Dental Clinic	4.11 spaces per 1,000 sq ft floor area
Paint/Home Improvements/Hardware Store	3.29 spaces per 1,000 sq ft gross floor area
Private Club and Lodge	1 space for each room for rent, 1 space for each 100 sq ft gross floor area 1 space for each 4 employees
Production & Manufacturing Building	1.59 spaces per 1,000 sq ft floor area
Public Utility & Public Services Use	1 space for each 3 employees 5 spaces for public use
<b>Restaurant, Bar, Cafeteria and Other Eating and Drinking Places:</b>	
Fast Food Restaurant w/less than 21 seats	0.5 spaces per seat
Fast Food Restaurant w/21 or more seats	14.14 spaces per 1,000 sq ft of gross floor area
Quality/Family Restaurant, Cafeteria and Bar/Lounge	15.89 spaces per 1,000 sq ft of gross floor area
Retail Sales Store, Personal Service Establishment, Shoe Repair, Barber and Beauty Store, etc.	4.1 spaces per 1,000 sq ft of gross floor area
School, Elementary, Jr. High or Boarding (Except High School)	1 space for each 3 employees 5 spaces
High School	0.19 spaces per student
Supermarket	3.42 spaces per 1,000 sq ft floor area
Theater & Auditorium	0.26 spaces per seat
Warehousing or Storage Building (not to include self storage)	0.5 spaces per 1,000 sq ft of gross floor area
Warehousing or Storage of Uses Not Elsewhere Classified	1 space per 1,000 sq ft of gross floor area
<b>Other Uses</b>	
For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied	For parking, using as a guide the listed use which most closely resembles the use proposed.

*Amended 12/04 by Ordinance 2004-25, 04/05 by Ordinance 2005-08*

AFTER AMENDMENT

## 6.13 Minimum Parking Requirements

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PASSED AND ADOPTED BY THE GRANTSVILLE COUNCIL JULY 06, 2022.

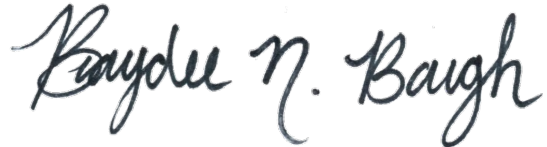
	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Jewel Allen	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jolene Jenkins	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Darrin Rowberry	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Jeff Hutchins	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>

Attest

Presiding Officer

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Neil Critchlow, Mayor, Grantsville



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Braydee Baugh, City Recorder,  
Grantsville

