

MILLCREEK, UTAH
ORDINANCE NO. 18-17

**AN ORDINANCE AMENDING TITLE 19 OF THE MILLCREEK CODE OF
ORDINANCES BY REVISING AND UPDATING THE CITY'S OFF-STREET PARKING
REQUIREMENTS**

WHEREAS, the Millcreek Council ("Council") met in regular session on March 12, 2018, to consider among other things, approving an ordinance to Amend Title 19 of the Millcreek Code of Ordinances by revising and updating the City's Off-Street Parking Ordinance; and

WHEREAS, pursuant to Utah Code Ann. § 10-2a-28 Millcreek ("City") has adopted a comprehensive zoning ordinance ("Zoning Ordinance"); and

WHEREAS, City consultants and other persons have recommended that the Council revise the Zoning Ordinance and update the City's off-street parking requirements; and

WHEREAS, The Planning Commission has studied the proposed revisions and recommended that the City revise the Zoning Ordinance and update the City's off-street parking requirements; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety, and welfare of the citizens of the City to revise the Zoning Ordinance and update the City's off-street parking requirements.

NOW THEREFORE, be it ordained by the Council that Title 19 of the Code be amended in the form attached hereto, which revises and updates the City's off-street parking requirements.

This Ordinance, assigned no. 18-17, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

PASSED AND APPROVED this 12th day of March, 2018.



ATTEST:

Elyse Greiner
Elyse Greiner, CMC City Recorder

MILLCREEK COUNCIL

By: Jeff Silvestrini
Jeff Silvestrini, Mayor

Roll Call Vote:		
Silvestrini	<u>Yes</u>	No
Marchant	<u>Yes</u>	No
Jackson	<u>Yes</u>	No
Catten	<u>Yes</u>	No
Uipi	<u>Yes</u>	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
 ORDINANCE 18-17: AN ORDINANCE AMENDING TITLE 19 OF THE MILLCREEK CODE OF ORDINANCES BY REVISING AND UPDATING THE CITY'S OFF-STREET PARKING REQUIREMENTS
 was passed and adopted the 12 day of March 2018 and certifies that copies of the foregoing Ordinance 18-17 were posted in the following locations within the municipality this 15 day of March, 2018.

1. Millcreek City Office, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

Elyse Greiner
 Elyse Greiner, City Recorder

Chapter 19.80 - OFF-STREET PARKING REQUIREMENTS

Article 1 – General Provisions

19.80.010 - Purpose.

The purpose of this chapter is to reduce street congestion and traffic hazards in the City by incorporating efficient, attractive facilities for off-street parking, loading, and internal automobile and pedestrian circulation as an integral part of every use of land.

19.80.020 - Off-street parking required.

- A. At the time any building or structure is erected, enlarged, increased in capacity, or any use is established, off-street parking shall be provided in accordance with the requirements in this chapter.
- B. Plans Required to Obtain Building Permit. All applications for a building permit shall be accompanied by a site plan showing a parking layout that complies with the provisions of this chapter that shows ingress and egress, loading areas, parking space striping, internal automobile and pedestrian circulation, and landscaping. The plan shall be reviewed and approved by the Planning Director or designee, consistent with the provisions of this chapter. Parking requirements may be calculated separately for each business or land use in a building or through a shared parking analysis or as per a parking study prepared by a transportation engineer, as required by MKC 19.80.040 (A).

19.80.030 - Specifications.

- A. Parking Stall Size. Each off-street parking space shall be at least nine feet by eighteen feet for diagonal or ninety-degree spaces, or eight by twenty feet for parallel spaces, exclusive of access drives or aisles. Compact parking stalls shall be a minimum of 9 feet by 16 feet. Parking stalls adjacent to a column or wall must have an additional two feet of width to accommodate ingress/egress from the vehicle. Access to parking spaces shall be from private roadways and not from public streets. The Planning Director or designee may consider modifications to stall width and length requirements for up to 15% of the stall dimensions.
- B. Parking Lot Policies. Millcreek City may adopt policies regarding aisle widths, angled parking, and turn-around areas for parking lots, and parking stall sizes for valet parking.
- C. Surfacing. Except for "provisional parking areas" as allowed under Section 19.80.110 of this chapter, any off-street parking area located in an R, C, M, or MD zone shall be surfaced with an asphaltic or concrete/cement or other binder pavement, so as to provide a durable and dustless surface, shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles. Surfacing requirements may vary for parking areas located in FR-, FM-, A-, FA-, and S-1-G zones shall take into account the proposed land use, location of the property, and impact of paved parking. Any parking area surface exceeding the number of parking spaces required by 10% or more than

those required by this ordinance, shall use pervious pavement and incorporate low impact storm water retention practices throughout the parking lot.

- D. Maintenance. Every parcel of land hereafter used as a public or private parking area, including commercial parking lots and automobile, farm equipment, or other open-air sales lots, shall be developed and maintained in accordance with the requirements set out in this chapter.
- E. Screening. The sides and rear of any off-street parking area for more than five vehicles which adjoins or faces an institutional use or residential building shall be effectively screened by a masonry wall or solid visual barrier fence unless otherwise provided for more specifically by the requirements of the zoning district in which such parking area is located. Such wall or fence shall be not less than six feet in height and shall be maintained in good condition without any advertising thereon.
- F. Landscaping. All parking areas shall contain landscaping in compliance with the provisions of Chapter 19.77 of this title.
- G. Lighting. Lighting used to illuminate any off-street parking area shall be so arranged as to direct light downward and away from adjoining premises and from street traffic. No light source (light bulb, fluorescent tube, or other direct source of light used to illuminate a parking area) shall be visible beyond the property line of any off-street parking area and shall not exceed 0.5 foot candles at the property line. No display area or parking lot light poles shall be located within 20 feet of the public street. Parking lot lighting adjacent to residential uses shall incorporate glare shields.
- H. Coverage. No off-street parking area, except a commercial parking lot, shall occupy more than sixty-five percent of the property not occupied by buildings.

19.80.035 - Parking in R-1 and R-2 Residential Zones.

- A. Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone. The driveway shall be constructed of a durable, hard surface such as: concrete (including permeable concrete), asphalt (including permeable asphalt), brick, pavers, stone, or block. The number, location, and width of driveways shall comply with the specifications set forth in sections 14.12.110 and 14.36.060 of the City Code of Ordinances. Driveways over one hundred fifty feet in length are subject to approval by the fire marshal. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this title regulating landscaping.

Driveways accessing a public street in excess of 66 feet in width shall include a means to prevent backing out onto such roadways, such as a circular drive or a perpendicular paved area to the driveway that enables the driver to turn the vehicle around, so that the vehicle can access the street without backing out onto the street. If such driveways are required, the requirement for front yard landscaping in Chapter 14:12:110 is waived for the driveway area.

- B. Private vehicles. Private vehicles parked on residential property in any R-1 or R-2 zone shall comply with the following:
1. If parked or stored on a paved surface in compliance with section 19.80.030.C or 19.83.035.A, a private vehicle may be located in the front yard, side yard, or rear yard of a dwelling.
 2. If parked or stored on any other type of surface, private vehicles must be behind the front line of the dwelling and screened from view from public streets or neighboring properties with a six-foot, tall (minimum) opaque fence.
- C. Recreational Vehicles. Recreational vehicles parked or stored on residential property in any R-1 or R-2 zone shall be parked or stored as provided below.:
1. **Residential Driveways in a Front Yard.** Recreational vehicles may not be parked within a front setback of a residence unless they are parked on a hard surfaced residential driveway as defined in section 19.80.035 (A). Recreational vehicles parked on driveways must be at least 10 feet back from the edge of the street or the public right-of-way, whichever is greater. Recreational vehicles parked on a driveway in the front yard must be licensed, operable and parked perpendicular to the street.
 2. **Side or Rear Yards.** Recreational vehicles may be parked or stored on a parking pad in a side or rear yard. A parking pad for a recreational vehicle shall extend the full length and width of the vehicle or trailer. Parking pads shall be constructed of a hard surface as defined in MKC 19.890.035 (A), or of six inches of compacted gravel and must be kept weed free.
 3. Recreational vehicles shall not be stored in excess of 24 hours in the public right of way, including any portions of the public right of way that are not improved.
- D. Commercial vehicles. Commercial vehicles shall not be parked or stored on residential property in an R-1 or R-2 zone, except in the following circumstances:
1. Commercial vehicles may be parked on a property in conjunction with lawfully permitted construction, maintenance, or site development activities so long as said activities are diligently pursued.
 2. One commercial vehicle may be parked behind the front line of the dwelling and, screened from view from public streets or neighboring properties with a six-foot tall (minimum) opaque fence or gate.
 3. One commercial vehicle may be parked in the front yard or side yard of a dwelling, in the R-1 or R-2 zones upon issuance of a permit by the City, as long as all of the following criteria are met:
 - a. No other commercial vehicle is parked or stored on the property.
 - b. The operator of the vehicle is required to be on call 24 hours a day to use the vehicle in response to an emergency;

- c. The commercial vehicle is parked on a paved surface in compliance with section 19.80.030.C or 19.80.035.A;
 - d. The commercial vehicle is parked entirely on private property, not parked on or over the street or sidewalk; and
 - e. The commercial vehicle does not exceed Class 5 (two-axle, six tire single unit trucks) in Federal Highway Administration vehicle classification.
4. Commercial vehicles shall not be stored or parked in the public right of way, which include any portions of the public right of way that are not improved.

Article II. - Parking Requirements

19.80.040 - Number of spaces required, parking studies, traffic studies.

- A. Except where variations and exceptions are allowed under Sections 19.80.070 through 19.80.100 of this chapter, a number of parking spaces equal to the sum of the required number of parking spaces for all uses on a property, including multiple uses within the same building, shall be provided. A site-specific traffic and parking study may substitute for but not necessarily supersede these requirements, as determined by the Planning Commission, or the Planning Director or designee. At the City's sole discretion, the City may commission a traffic and/or parking study. A parking study, undertaken by a traffic engineer, shall take into account the setting, the quality, type, frequency, and proximity of available transit, biking, bedrooms, stall dimensions, area walkability, visitor parking, trends in occupancy, and overflow parking. A traffic study, undertaken by a traffic engineer, shall consider project demand (for multi-family projects demand should be based on the number bedrooms), current and future traffic congestion, available street ROWs and potential reconfiguration, pavement striping, stacking issues, turning issues, the quality, type, frequency, and proximity of available transit, sidewalk connections, anticipated directional demands, and other appropriate conditions. When a parking study includes examples of the parking ratios of existing multifamily developments, these examples shall closely match the proposed project in terms of transit infrastructure and targeted resident demographics, including, but not limited to age, income levels and rental rates. These studies shall be paid for by the applicant but managed by the City. If the applicant disagrees with the conclusions of a parking or traffic study, the applicant may request a second study to be commissioned by the City. The second study shall be paid for by the applicant but managed by the City. The minimum number of off-street parking spaces required shall be as follows:

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
RESIDENTIAL			
Handicapped or Group Home Housing	A minimum of 2 parking spaces plus 1 parking space for every 4 handicapped persons.	None	The Planning Commission or staff may vary off-street parking needs in relation to the number of staff/employees required and the special needs of the residents.
Mobile Home Dwelling within a Mobile Home Park	2 spaces per unit.	None	Parking one behind the other is permitted provided sufficient visitor parking is located within the park.
Single Family Dwelling Two Family Dwelling Three Family Dwelling Four Family Dwelling	2 spaces per unit with at least one covered space per unit. Existing dwellings that lack one covered space as of March 12, 2018 are exempt from a covered parking requirement.	None	Parking one behind the other arrangements for all required parking is prohibited, except for visitor parking for multiple family dwellings and in the case of individually owned units. Minimum off-street parking shall not be located within the minimum required front yard setback.

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
<p>Multiple Family Units, Multiple Family Swelling, Dwelling Group, Apartment House:</p> <p>Studio Units</p> <p>One Bedroom Units</p> <p>Two Bedroom Units</p> <p>Three Bedroom Units</p> <p>Four Bedroom Units</p> <p>Guest/visitor parking</p>	<p>.75 space per unit</p> <p>1.5 spaces per unit</p> <p>2 spaces per unit</p> <p>2.5 spaces per unit</p> <p>3 spaces per unit</p> <p>.33 spaces per unit</p>	<p>25%</p>	<p>If the Planning Commission finds that reducing the parking spaces per unit requirement is not detrimental to the surrounding area and will enhance the proposed development, it may reduce these parking standards, based on, but not limited to, a traffic/parking study by a traffic engineer, and staff recommendations on existing and proposed road conditions and fire safety, subject to the provisions of MKC 19.80.040 and 19.80.090.</p>
HEALTH SERVICES			
<p>Churches, auditoriums, Assembly Halls, Mortuaries and other places of public assembly</p>	<p>1 space for each 6.5 feet of linear pew or 3.5 seats in an auditorium provided, however, that where a church building is designed or intended to be used by 2 congregations at the same time, an additional 50% of the minimum spaces required shall be provided.</p>		

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
Day care, Preschool and Nursery Schools	1 space per 300 square feet of gross floor area.	25%	If drop-off facilities are contemplated, they shall be designed to provide a continuous flow of vehicles to safely load and unload children without stacking on public streets. When drop-off facilities are provided, a reduction to the number of spaces required may be reduced as per Section 7-9-104.
Hospitals	2 spaces per bed in the total facility.	25%	A traffic/parking study may be required. Accessory units and clinics will be calculated as outlined in this Chapter.
Medical, Dental Offices and Clinics	1 space per 200 square feet of gross floor area.	25%	
Nursing Homes	1 space per 2.5 beds for nursing and convalescent homes.	None	
Veterinarians and Veterinary Hospitals	1 space per 200 square feet of gross floor area excluding kennel boarding area.	25%	
ENTERTAINMENT AND RECREATION			
Amusement Center	1 space per 100 square feet of floor space.	25%	

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
Bowling Alleys and Billiard Halls	5 parking spaces per alley and 2 spaces per billiard table.	25%	Ancillary uses such as restaurants shall comply with the specific requirements outlined in this Chapter.
Commercial Riding Stables	1 space per 5 horses boarded on site.	None	
Golf Courses Miniature Golf Courses Driving Ranges	6 spaces per hole 3 spaces per hole 1 space per hole	25%	Ancillary uses such as commercial pro shops and restaurants shall provide sufficient parking as required in this Chapter.
Health Spas and Sports Complexes	1 space per 200 square feet of gross floor area.	25%	Ancillary uses such as restaurants to provide parking as required by this Chapter.
Movie Theaters	1 space per 4 seats.	25%	
Tennis, Handball and Racquetball facilities	3 spaces per court.	25%	Ancillary uses to provide sufficient additional parking as required by this Chapter.
COMMERCIAL			
Auto Repair, Service and Auto Parts Sales	3 spaces for each service bay plus 1 space for every 300 square feet of retail sales area.	25%	If towing service is provided, sufficient area shall be located on-site for temporary storage of vehicles and the tow truck.

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES	
	Auto Sales	1 customer parking space per 400 square feet of gross floor area in the automobile sales area or 5 parking spaces, whichever requirement is greater.	25%	
	Hotels and Motels	1 space per room where no cooking facilities are provided. Living units with cooking facilities shall provide 1.25 parking spaces per unit.	25%	Ancillary uses such as restaurants or retail shops shall provide additional parking as identified for the specific use as required by this Chapter.
	Lumber Yards and Plant Nurseries	1 space per 300 square feet of indoor floor sales area.	25%	Additional spaces for outside storage and display areas may be added based on a parking study
	Professional Offices and Banks	1 space per 250 square feet of gross floor area for the first 20,000 square feet plus 1 space per 300 square feet of gross floor area in excess of 20,000 square feet.	25%	Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from teller window. The Planning Commission may consider a reduction in parking stall width to 8'-6" for retrofits of existing warehouse buildings upon application as a conditional use.

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
Restaurants and Fast Food Establishments	1 space per 100 square feet of gross floor area or 1 space for each 4 seats whichever is greater plus .5 space for each employee on the highest employment shift with a minimum of 5 spaces for employee parking.	25%	Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of order and 4 spaces from pick up window.
Retail and Wholesale - Intensive General Merchandising including shopping centers and Adult Businesses	1 space per 250 square feet of gross floor area for the first 20,000 square feet plus 1 space per 300 square feet of gross floor area in excess of 20,000 square feet.	25%	
Retail and Wholesale - Less Intensive: such as Furniture, Carpet, showrooms	1 space per 400 feet of gross floor area.	25%	
Sports Stadiums, Concert Venues, and Auditoriums (including school auditoriums)	1 space/4 seats.	25%	

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
Dance Halls, Concert Halls, Club Licensees, Reception Centers, Semi-Nude Entertainment Businesses and other places of public assembly	1 space for each 50 square feet of gross floor area.	25%	
Swimming Pools (Commercial and Public)	1 space per each 10 persons based on capacity load.	25%	
INDUSTRIAL			
Detention Facility/Jail	2 spaces per 3 employees, 1 space per 20 inmates and 1 space per each service vehicle stored on site.		Parking spaces must be adequately sized for the vehicles being stored or parked on site.
Manufacturing	1 space per 500 square feet of gross floor area devoted to manufacturing plus required parking for business vehicles	30%	Ancillary uses such as offices are to provide parking as required by this Chapter.
Open Storage Uses in an approved industrial area	1 space per 5,000 square feet of open area being utilized for storage exclusive of access, landscaping, etc.		

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES	
	Research and Development	1 space per 350 square feet of gross floor area plus the required parking for business vehicles.	30%	
	Truck Transfer Companies	1 space for each 2 employees plus parking for each truck associated with the business.		
	Warehousing	1 space per 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehouse plus the required parking for square footage devoted to other uses. 1 space per 2,000 square feet for the second 20,000 square feet. 1 space per 2,500 square feet of floor area in excess of 40,000 square feet.		No conversions of any portion of a warehouse use to any other use shall be permitted unless the parking requirement for such other uses are met.
OTHER				

USE	MINIMUM OFF-STREET PARKING REQUIREMENT	MAX. % COMPACT USES ALLOWED	NOTES
	Parking Spaces for uses not specified		The number of parking spaces for uses not specified herein shall be determined by the Planning Director being guided, where appropriate, by the requirements set forth herein for uses which are similar to the use not specified. A parking study may be required. Appeals of the decision of the Planning Director are made to the Land Use Hearing Officer.

- B. Accessible Parking Spaces. For nonresidential parking areas, the accessible parking spaces required to satisfy the Americans with Disabilities Act shall be provided within the total number of stalls required above. For multi-family residential developments, the accessible stalls shall be provided in addition to the number of stalls required above.
- C. Bicycle Parking. To encourage the use of bicycles for personal transportation as an alternative to motor vehicles, requirements are established herein to provide bicycle parking at regional, community, neighborhood, and other transportation and travel destinations.
 - 1. Bicycle parking facilities shall be provided for any new commercial, office, manufacturing, industrial, multi-family residential, recreational, public and/or quasi-public use for which automobile parking is required; or for modification or change of any use listed above that results in the need for additional automobile parking facilities, as follows:
 - a. The number of bicycle parking spaces required shall be equal to five percent of the vehicular parking spaces required for such use, with a minimum requirement of two spaces, and a maximum requirement of twelve.
 - b. Bicycle parking spaces shall be:
 - i. Located on the same lot as the principal use;
 - ii. Located and designed to prevent damage to bicycles by cars;

- iii. Located so as not to interfere with pedestrian movements;
 - iv. Located in a highly visible, well-lighted area that is located near entrance(s) to the building;
 - v. Located to provide safe access from the spaces to the public right-of-way or bicycle lane;
 - vi. Designed with racks to accommodate a range of bicycle shapes and sizes, and to allow the frame and wheel(s) of each bicycle to be supported and secured against theft without interfering with adjacent bicycles;
 - vii. Racks shall be anchored to resist removal by vandalism and resistant to rust or corrosion.
2. Bicycle parking spaces which meet the above requirements may be located within the building.
 3. The proposed bicycle parking spaces shall be clearly shown on the site plan indicating location and type.

19.80.050 - Off-street loading.

For every building or part thereof not provided with docking facilities which has a gross floor area of ten thousand square feet or more, and which is to be occupied by a commercial or industrial use to or from which delivery of materials or merchandise is regularly made by motor vehicle, there shall be provided and maintained on the same lot with such building at least one off-street loading space, plus one additional space for each additional twenty thousand square feet or major fraction thereof. Each loading space shall be not less than ten feet in width, twenty-five feet in length, and fourteen feet in height. Such space may occupy any required yard or court only if it is enclosed by a brick or stone wall not less than six feet in height.

19.80.060 - Gasoline pump requirements.

- A. Gasoline pumps shall be set back not less than twenty-four feet from any street property line, and not less than thirty feet from any residential zone boundary line. If the pump island is set at an angle on the property, it shall be so located that automobiles stopped for service will not extend over the property line. Each pump shall provide stacking area for at least two vehicles without infringing on vehicular access ways.
- B. Canopies constructed to provide a weather shield over gasoline pump islands shall be set back not less than ~~six~~ ten feet from any street property line and not less than ten feet from any residential zone boundary.

Article III. - Variations and Exceptions

19.80.070 - Valet parking program.

- A. A valet parking program is defined as a parking plan which has personnel retained to assist parking at a drop-off area and exclusively controls the parking of vehicles into valet spaces until they are returned to a pick-up area. Valet parking lots, when located on a major street

with a minimum width of 66 feet, shall be located on the same side of the street as the use they are serving. Valet parking lots may be provided on the opposite side of the use being served, of a minor street, a street with a width less than 66'. The plan shall identify the following

1. The location of parking spaces, pick-up areas, drop-off areas, and egress/ingress;
 2. The involvement of personnel; and
 3. General operating procedures.
- B. Eight percent of the required parking spaces shall be reserved as self-parking spaces and shall be indicated as such on the plan. Self-parking spaces shall meet the requirements of Section 19.80.030.

19.80.080 - Shared parking.

- A. Notwithstanding any other parking requirements provided in this chapter, when different land uses occupy the same or adjacent lot(s) in the R-M, C-1, C-2, C-3, C-V, MD, or MD-3 zones, the total number of off-street parking spaces required for each use (see Section 19.80.040 of this chapter) may be combined and shared upon approval as provided herein. A proposal for sharing of off-street parking shall be presented to the Planning Director for site plan review and approval. Conditional use applications which require Planning Commission approval, and for which shared parking is being proposed as part of the application, must have Planning Commission approval for the shared parking.
- B. In determining the total requirements for shared parking facilities, the Planning Director or designee or Planning Commission shall use Table 19.80.080(a), set out below, according to the following guidelines:
1. For each applicable general land use category, calculate the number of spaces required for a use as if it were the only use (refer to the schedule of minimum off-street parking requirements).
 2. Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in the table (six time periods per use).
 3. For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 4. Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
- C. For uses not listed in Table 19.80.080(a), the Planning Director shall determine the required parking for the six time periods.

Table 19.80.080(a)

	Weekdays	Weekends

General Land Use Category	12:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 12:00 a.m.	12:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 12:00 a.m.
Office & Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

19.80.090 - Exceptions.

Upon a finding by the Planning Commission that a proposed use is well served by transit the Planning Commission may reduce the number of required parking stalls for any such proposed development. In approving any such reduction, the Planning Commission may use: recommendations from staff, or a site-specific traffic/parking study conducted by a qualified traffic engineer and commissioned by the city pursuant to the standards of this chapter.

19.80.100 - Community parking credits.

Upon a finding by the Planning Commission for conditional uses or Planning Director for permitted uses, that parking is available either on public property or on property provided by deed, lease, or easement by a public entity or private landowner for community parking, which parking is within 300 feet as measured from the closest property lines of a particular land use, credits may be given toward the parking requirement for said land use. In cases where multiple businesses or land uses qualify to use the same parking spaces for community parking credits, the credits shall be pro-rated for each land use. In calculating the pro-rated community parking credits, the Planning Commission or Planning Director shall consider such factors as: the amount of frontage a property has on the street, the total number of parking stalls required for a given land use, and the potential for future development in the immediate vicinity creating further demand for parking spaces. The Planning Commission or Planning Director may also use Table 19.80.080(a) for land uses in different general categories to consider shared community parking.

If community parking is provided by deed, lease, or easement, the deed, lease, or easement shall require the owner and/or heirs, successors or assigns to maintain the required number of parking spaces for a minimum duration of at least five (5) years. After five years such agreements shall be renewed with the City. The city shall be notified when a lease or easement is terminated. If for any reason the lease or easement is terminated during the five (5) year minimum contractual period, the lessee shall either replace the parking being lost through the terminated lease or easement or obtain approval for alternative parking requirements as found in this chapter. A business license may be suspended until such time that a new lease is secured for off-site parking. Following approval of a building permit or conditional use permit, the lease or easement shall be recorded, making reference to and appearing on the record of title to both the primary use property and the property to be used for off-site parking. Off-site parking areas shall include, at a minimum, one pedestrian connection to the primary use. Such connections shall be approved by the city for use of off-site parking areas. A pedestrian connection shall be installed prior to use of an off-site parking area if one does not exist.

19.80.110 - Provisional parking.

"Provisional parking" is defined as an area or areas within a parking lot where parking spaces which are shown on the approved parking plan are landscaped rather than paved. The following conditions apply to provisional parking areas:

1. Provisional parking spaces must be shown on the site plan as complying with the parking stall size requirements of this chapter as well as the maneuverability and aisle requirements of Planning Commission policy.
2. Provisional parking spaces may be landscaped in such a way that they can be used for parking on a seasonal, special event, or temporary basis.
3. After one year's time from the issuance of the land use permit, a property owner may request a review of the provisional parking. Upon a finding by the Planning Commission for conditional uses or the Planning Director for permitted uses that the additional parking is needed, approval shall be granted for the provisional parking to be paved.
4. The Planning Commission may set conditions of approval as part of any conditional use permit that utilizes provisional parking as allowed under Section 19.84.050 to provide for monitoring and future review of the parking plan.

19.80.120 Parking structures

In any town center identified in the General Plan where a proposed use shall demand a parking lot of 200 or more spaces, a parking structure is required to accommodate at least 50% of the parking demand. Parking structures shall include decorative front facades facing the street, or incorporate commercial uses fronting on the street, or intensify the landscaping.

19.80.130 – Existing use parking problems

In the event that use changes and parking becomes inadequate based on repeated non-seasonal complaints, it is the property owner's responsibility to seek solutions to their parking problem.