

ORDINANCE NO. 20-11

AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL
MAKING CHANGES TO PARKING SPACE FOR BUILDINGS OR OTHER USES OTHER THAN
DWELLINGS

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinances of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

WHEREAS, said Code included Title 12, which is the City's Land Use Ordinance; and

WHEREAS the City Council and the City's Planning and Zoning Commission have determined there is need and good cause to amend the City's land use ordinance to modify the regulations governing permitted and conditional uses allowed in the matrix.

NOW, THEREFORE, pursuant to Section 12A-301 of Title 12 of North Logan City code and Section 10-9a-205 of the Utah Code, and after ten (10) days' notice and a public hearing held August 6, 2020 by the Planning Commission as required, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

BE IT ORDAINED by the City Council of the City of North Logan, Utah as follows:

SECTION I: Amend TITLE 12C-303 Parking Space for Buildings Or Other Uses Other Than Dwellings, to include more uses in the parking requirements, to read as follows:

12C-303 Parking Space For Buildings Or Other Uses Other Than Dwellings

- A. **Applicability.** For a new building, or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing main building, or for any change of use, operation, or business that has a requirement for more parking than the existing use, there shall be permanent, off-street parking spaces, of not less than one hundred eighty (180) square feet and a minimum of **nine (9) feet in width and twenty (20) feet in length** each, provided according to the following matrix:
1. **Expansions and Alterations.** Additional off-street parking spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.
 2. **Change of Use, Operation, or Business Type.** Additional parking shall be required only in proportion to the extent of the change, not for the entire building or use.
 3. **Existing Non-Conforming Parking Areas.** Any additional parking required by expansions, alterations, and changes of use, operation or business type shall not be required to resolve the deficiencies of legally existing non-conforming parking spaces.
 - i. **Example:** A business has eight (8) parking spaces. The current code requires ten (10) spaces. The business vacates and a new business opens requiring fifteen (15) spaces. The new business only needs to provide five (5) additional parking spaces for a total of thirteen (13) spaces.

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Specific Uses	Minimum Spaces Required
Public/Institutional Uses	
Clubs, Lodges, or similar	Alternative Plan
Daycare/Preschool	1 per 500 s.f.
Hospital	1 per two beds plus 1 per employee at largest shift
Libraries, Museums, Community Centers	Alternative Plan
Parks	Alternative Plan
Public Safety Service (Police, Fire)	Alternative Plan
Religious Institutions	1 per 4 persons of max. capacity
Schools - Colleges, Universities, Technical Colleges	Alternative Plan
Schools, Private or Public (K-12)	Alternative Plan
Public , non-profit, or charitable uses	Alternative Plan
Commercial Uses	
Banks, savings and loans, or credit union	1 per 250 s.f.
Bed and Breakfast	1 per room plus 2 additional spaces
Call Center	1 per each employee at largest shift
Campground, RV or Tent	2 plus 1 per RV pad/Tent pad
Clinic medical, dental, or optical	1 per 250 s.f.
Hotel, Motel	1 per guest room
Office - General business, government, professional, medical or financial	1 per 300 s.f.
Office, Laboratory, scientific or research	Alternative Plan
Recreation, Commercial Recreation or Entertainment Facilities	Alternative Plan
Animal clinic or pet hospital	1 per 250 s.f.
ATV's, motorcycle, and snowmobile sales, service, and rental	1 per 100 s.f. of floor area
Automobile sales & rental	1 per 400 s.f. of floor area
Automobile Repair	3 per service bay
Automobile Service	2 per service bay
Bar/Tavern	1 per 200 s.f.
Car Wash	Alternative Plan

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Dancehall or nightclub	1 per 3 persons at max occupancy
Fitness Center	1 per 300 s.f.
Garden shop, plant sales, nursery	2 per 1,000 s.f. of storage area plus office area
Gas Station/convenience Store	1 per 250 s.f.
General Sales/Service	1 per 250 s.f.
Grocery Store	10 per 1,000 s.f.
Dog Boarding/Daycare Facilities	1 per 400 s.f.
Mobile Home & RV Sales	Alternative Plan
Mortuary, Funeral Home	1 per 400 s.f.
Racquet, Swim or other recreation club, private indoor recreation facilities	1 per 300 s.f.
Restaurant, General	1 per 150 s.f. of dining area
Restaurant, Fast-food	1 per 75 s.f. of customer service and dining area or 1 per 150 s.f., whichever is greater
Sales and Service, footprint greater than 100,000 sq. ft. (Big Box)	1 per 500 s.f.
Storage, Commercial (Self Storage)	Alternative Plan
Studio, photographer, artist, music, dance and drama	1 per 300 s.f.
Theater	1 per 3 persons at max occupancy
Industrial Uses	
Contractor Supply	1 per 400 s.f.
Crematorium	Alternative Plan
Impound and Tow Lot	Alternative Plan
Industrial Services	1 per 1,000 s.f.
Industrial machinery and equipment sales and service	1 per 2,500 s.f.
Lumberyard	1 per 1,000 s.f. plus retail sales area
Manufacturing, processing, fabrication, packaging, or assemble of goods	1 per employee of largest shift
Truck Stop	Alternative Plan
Warehouse, Freight Movement	1 per 2,000 s.f. gross floor area
Waste Related Uses	Alternative Plan
Welding/Machine Shop	1 per 500 s.f.
Wholesale Sales and Service	1 per 250 s.f. office space & 1 per 2,000 s.f. of gross warehouse floor area

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Wrecking or Salvage Facilities, enclosed	Alternative Plan
Wrecking or Salvage Facilities, open	Alternative Plan

- B. Alternative Parking Plan.** Land uses listed in 12C-303 as requiring an Alternative Plan, and Land uses with unique parking characteristics not specifically assignable to a use category in 12C-303 (A), shall submit an Alternative Parking Plan. Developments with unknown tenants shall also submit an Alternative Parking Plan using potential or anticipated uses with in the unit(s) being developed.
- 1. Plan Contents.** An alternative parking plan shall detail the proposed parking spaces and any circulation or loading space and the rationale for the proposal.
 - 2. Review and Approval.** City Staff is authorized to review and act on Alternative Parking Plans.
 - 3. Parking Study.** The alternative parking plan shall include a parking study estimate of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) Parking Generation Manual, or other acceptable estimates as approved by the Department of Public Works, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, location, or parameters of the use that may be estimated to parking requirements. The source of data and methods shall be documented.
 - 4. Appeals of the decision may be made to the City Council.**
- C. Shared Parking.** Developments or uses with different operating hours or peak business periods may share off-street parking spaces if approved as part of an Alternative Parking Plan and if the shared parking complies with all of the following standards:
- 1. Location.** Shared parking spaces shall be located within a 600-foot radius of all uses served.
 - 2. Shared Parking Study.** A parking study prepared by a professional appropriately licensed by the State of Utah shall be submitted to the Director that clearly demonstrates the feasibility of shared parking. At a minimum, the study shall address the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
 - 3. Agreement for Shared Parking.** A shared parking agreement shall be enforced through written agreement among all owners of record. A signed, notarized copy of the agreement between the owners of record shall be submitted to city staff for approval. Recordation of the agreement shall take place prior to the issuance of a building permit for any use to be served by the off-site parking area.

SECTION II: CONFLICT. To the extent of any conflict between this ordinance and any other North Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

SECTION III: SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

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SECTION IV: EFFECTIVE DATE. In the opinion of the City Council of North Logan, it is necessary that this ordinance take effect immediately; therefore, this Ordinance shall take effect immediately upon its passage and first posting as provided by law.

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 19th day of August, 2020.

NORTH LOGAN CITY

ATTEST:



Scott Bennett, City Recorder

By: 

Damon Cann, Mayor

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CERTIFICATE OF DUE POSTING

I, Scott Bennett, City Recorder of North Logan, Utah, hereby certify that I caused to be posted the foregoing Ordinance No. 20-11 on the 20th day of August, 2020, in the City of North Logan, Cache County, State of Utah, a copy of which is hereto attached, in each of three public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Department, 575 East 2500 North

WITNESS my hand this 20th day of August, 2020.



Scott Bennett, City Recorder