

## ORDINANCE 2024-17

### AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 19, SECTIONS 3, C, 5. TO AMEND THE PARKING SETBACK AND LANDSCAPE BUFFER REQUIREMENTS FOR PARKING LOTS

**WHEREAS;** The current City ordinance relating to parking lot setback and landscape buffers is overly restrictive; and

**WHEREAS;** This amendment updates in a reasonable manner the standards relating parking lot set back and landscape buffers; and

**WHEREAS;** Updating these standards will assist North Ogden to appropriately review and approve site plans without being required to meet excessive standards; and

**WHEREAS:** This Ordinance language was previously adopted by North Ogden City, and inadvertently left out of the Title 11 Code reorganization.

**NOW THEREFORE, BE IT ORDAINED** by the North Ogden City Council that the North Ogden City Code 11-19-3, C, 5 be amended as follows:

**SECTION 1:** Text to be amended.

#### **11-19-3: DESIGN AND LOCATION OF PARKING SPACES**

1. Single-Family Residences, Mobile Homes and Multiple-Family Residences of Four or Less Dwelling Units Per Building.
  1. Location/Required off street parking shall be located on the same lot or parcel as the use it is intended to serve.
  2. Surfacing.
    1. A minimum of the first twenty feet (20') from the public right-of-way of all primary driveways used to access the required parking stalls under CCNO 11-19-4 for any residential unit shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, or other material approved by the City Engineer which complies with air quality and SWPPP standards.
    2. Secondary driveways to Single-Family Residences may be constructed using rocks, road base, grasscrete or other natural or manmade materials provided the area is kept weed free and complies with air quality and SWPPP standards.
    3. Off-street parking stalls located in the side yard or rear yard setbacks of a structure may be constructed using rocks, road base, or other natural or manmade materials provided the area is kept weed free and complies with air quality and SWPPP standards.

3. Multi-family units and Accessory Dwelling units are required to utilize asphaltic concrete, pavement bricks, or cement concrete, or other materials approved by the City Engineer for all parking stalls and driveways. Agricultural Uses. For properties which are zoned RE-20 or R-1-8 AG the primary and secondary access ways to agricultural uses may remain unpaved, but property owners are responsible for all road cleaning required because of debris tracked onto the roadway from vehicular access.
4. Driveways. Primary driveways shall be not less than ten feet (10') wide for one-way traffic, and not less than twenty feet (20') wide for two-way traffic.
5. Parking shall meet the following standards.
  1. The dwelling unit has the minimum number of required off street parking spaces as stipulated by CCNO 11-17-3.
  2. The parking area is at least eight feet (8') wide, and in the case of corner lots, a maximum of twelve feet (12') wide in the side yard area and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending more than ten feet (10') forward of the front face of the dwelling. In the case of a corner lot, no vehicle shall be parked in the Typical Sight Triangle as referenced in the City's Public Works Standards.
  3. The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway access.
  4. Any slab constructed must remain open and unobstructed to the sky, or appropriate building permit be obtained to comply with all setbacks and other requirements of this code.
  5. All storm water runoff from hard surfaces must be directed so as to prevent drainage onto adjacent properties.
2. Garages. When residential garages are used to meet the minimum off street parking requirements, an unobstructed parking stall from the floor to the height of the garage door with the following interior dimensions must be met.
  1. Single Car Garage. Twelve-foot (12') width by a twenty-foot (20') depth.
  2. Double Car Garage. Twenty-two-foot (22') width with a twenty-foot (20') depth.
  3. Garages larger than a double car garage must provide at least the parking space dimensions of a double car garage for each dwelling unit the garage is serving.
3. All Uses Except as Provided Above.
  1. Location. Required off street parking shall be located within three hundred feet (300') of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by enforceable legal measure.

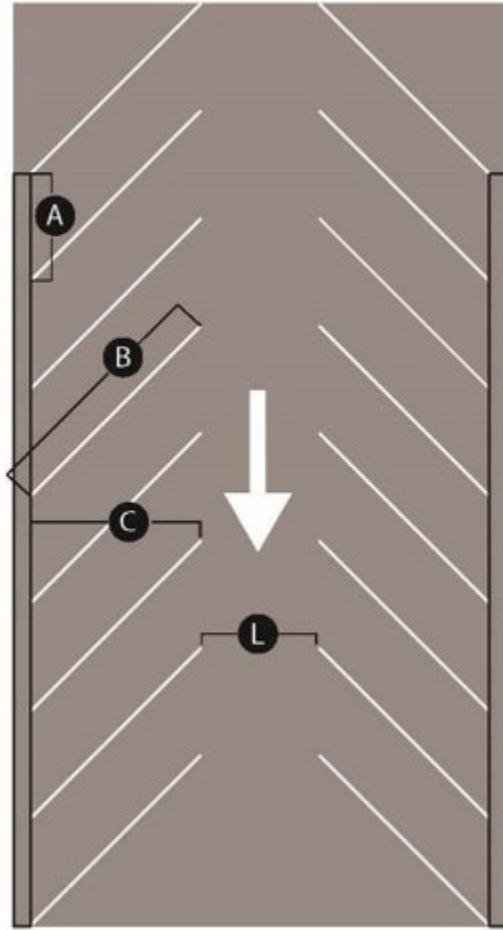
2. Off Street Parking. Off street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
3. Surfacing. All off street parking areas, access ways and driveways shall be improved with concrete, pavement bricks or asphaltic concrete. The surfacing of the parking area shall be designed and graded so that there will be total retention or drainage into a drainage system approved by the City Engineer. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways or sidewalks.
4. Curbing. A six inch (6") wide by six inch (6") high curb or bumper guard shall be installed along all edges of the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line or sidewalk. The building inspector may determine the location of additional bumper guards or curbs to protect adjacent property owners or persons using a sidewalk.
5. Design. All areas of the parking lot, with the exception of necessary points of ingress and egress, shall be no closer than twenty feet (20') from the front property line-, along property lines that are adjacent to Washington Boulevard, or other streets noted as collectors or arterials in the North Ogden City general plan. In other areas, the location of parking lots shall be 14' behind top back of curb of the street, or 16.5' from edge of the asphalt (if no curb is installed currently, nor is required to be installed as part of site plan approval or subdivision of the property), 4' behind the sidewalk (if present), and all of the parking lot must be on private property, including all of the parking lot curb. The area between the back of the street curb and the parking lot shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways, or plazas.
6. Access. Access to off street parking areas from a public street shall be from a two-way driveway with a minimum width of twenty feet (20') or two (2) one-way driveways each with a minimum width of twelve feet (12'). No access driveway shall be located closer than twenty feet (20') from a street intersection or other access driveway, nor any closer than ten feet (10') from any property line.
7. Maximum Yard Area to be Used for Parking and Vehicle Access Lanes. For all uses permitted in the RE-20 and single-family residential zoning districts, none of the front yard area and side yard required by the respective zones shall be used to meet the minimum off street parking requirements, but overflow parking is permitted in the front and side yard areas if the standards of subsection A.4 of this section are met.
8. Accessible Parking Spaces. Accessible parking spaces shall include a five foot (5') wide access aisle adjacent to each parking space. The parking space and access aisle shall not have a slope greater than two percent (2%) in any direction. The access aisle shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle shall either blend with the accessible route or have a curb ramp

complying with Americans with disabilities act (ADA) regulations. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. The required dimensions of the access aisle cannot be restricted by planters, curbs, or wheel stops. Signs designating parking spaces for disabled persons shall be located in front of each parking space and shall be mounted four feet (4') above the ground, in addition to blue wheelchair logo being painted on the parking space itself.

9. Screening. Whenever a parking lot or a driveway to a parking lot is established adjacent to a residential zoning district, a solid masonry or solid material fence eight feet (8') in height shall be required in addition to landscape and buffer. The buffer yard requirement of ten (10') feet shall be landscaped with a weed control mat and rock mulch coupled with medium to large deciduous trees planted at 30' or longer intervals, depending on the tree type, and include a drip irrigation system. (Subject also to the fence height regulations established in CCNO 11-9L-7 and 11-10B-5). Planning Commission has the authority to reduce this requirement based on site conditions such as grade differences, and adjacent uses.
10. Lighting. Parking lot lights used during hours of darkness shall not exceed five (5) foot-candles. Lighting shall be indirect, downward directed, hooded, and arranged so that the source of light is not directly visible from any street or adjoining property. Light standards shall be a maximum of twenty feet (20') in height above grade.
11. Dimensions. Arrangements of parking spaces within the parking lot and driveway widths shall conform with the following requirements. Parking layout dimension (in feet) for nine feet by nineteen foot (9' x 19') stalls at various angles.

Dimension (in feet)	On Diagram	Angle			
		45°	60°	75°	90°
Stall width	A	12.7	10.4	9.3	9.0
Stall length	B	28.5	24.3	21.5	19.0
Stall depth	C	20.0	21.0	20.5	19.0
Bumper overhang, (typical)	D	2.0	2.3	2.5	2.5
Cross aisle, one-way	E	14.0	14.0	14.0	14.0
Cross aisle, two-way	F	24.0	24.0	24.0	24.0

12.



13. Accessible Parking Spaces. One accessible parking shall be required for any development having twenty-five (25) or more parking spaces. Thereafter, not less than two percent (2%) of the parking spaces within a development shall be built and maintained as accessible parking spaces.

14. Turnaround Bay. There shall be a turnaround bay, at least nine and one-half feet (9 1/2') deep and thirteen feet (13') wide, with eighteen-foot (18') radii located at the end of each dead end row of parking stalls.

15. Undeveloped Lots and Parcels. No parking shall occur on undeveloped lots or parcels.

**SECTION 2:** This ordinance shall take effect upon adoption.

**PASSED and ADOPTED this 10<sup>th</sup> day of September 2024.**

**North Ogden City:**

S. Neal Berube  
S. Neal Berube (Sep 12, 2024 20:27 MDT)

**S. Neal Berube**  
**North Ogden City Mayor**

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>
<b>Council Member Barker:</b>	<u>X</u>	___
<b>Council Member Covering:</b>	<u>X</u>	___
<b>Council Member Dalpias:</b>	<u>X</u>	___
<b>Council Member Pulver:</b>	<u>X</u>	___
<b>Council Member Watson:</b>	<u>X</u>	___
<b>(In event of a tie vote of the Council):</b>		
<b>Mayor Berube</b>	___	___

**ATTEST:**



Rian Santoro  
Rian Santoro (Sep 13, 2024 08:33 MDT)

**Rian Santoro**  
**City Recorder**