

**CITY OF REXBURG
ORDINANCE PARKING - APRIL 2025**

NOW THEREFORE, be it ordained by the Council of the City of Rexburg, in the State of Idaho, as follows:

SECTION 1: **AMENDMENT** “3.04.010 Purpose And Objectives” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.010 Purpose And Objectives

- A. **Site Design and Relationship to the Surrounding Community.** Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. ~~If buildings are located closer to streets, the scale of the complex is reduced, pedestrian traffic is encouraged, and architectural details take on added importance.~~
- B. **Parking Regulations.** ~~Parking regulations protect and enhance property value, retain the open character of a residential zone, and protect health and safety by regulating the parking of vehicles within residential neighborhoods of the City.~~

SECTION 2: **AMENDMENT** “3.04.020 Building Permits Required” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.020 Building Permits Required

- A. **Building Permit.** ~~No person shall erect, construct, enlarge, alter, repair, move, convert, or demolish any building, sidewalk, driveway, carport, parking area or any other structure, without first obtaining a~~ A Building Permit from the City of Rexburg Building Department is required prior to construction or alteration of any ~~for each building, sidewalk, driveway, carport, parking area or any other structure, from the City Building Department.~~
- B. **Parking and Loading Spaces.** ~~When a building is constructed, erected or enlarged, or remodeled, or when the use of a building or structure is changed, or the capacity of the building or structure increased, and the change creates a fifteen (15%) percent increase in parking required in this Chapter, off-street parking and loading spaces are required.~~
1. **Parking Management Plan.** ~~(See subsection 3.04.080.C.) A Parking Management Plan shall be submitted to and approved by the City Engineer.~~
- C. **New Parking Lots.** ~~All new parking lot construction or changes in parking lots~~

~~require a Building Permit.~~

SECTION 3: AMENDMENT “3.04.030 Table 3 Number Of Parking Spaces Required” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.030 ~~Table 3~~ Number Of Parking Spaces Required

A: Where a specific use is not listed, the Zoning Administrator or designee, ~~in his or her professional judgment, shall make a determination on~~ shall determine a parking standard ~~to be applied based on a similar use, and/or available information from national studies or other communities’ parking standards. TABLE 3:~~ Minimum Number of Parking Spaces required are as follows:

RESIDENTIAL DWELLINGS (Off-Street Parking)	
Single-Family Dwellings (attached and detached)	2 Spaces per Unit
Multi-Family Dwellings <u>*Option for reduced parking for 1 Bedroom Units in High Density Residential zones (HDR1 & HDR2) requires a Parking Management Plan</u>	2 Spaces per Unit <u>(plus 10% visitor parking)</u> <u>*1.5 Spaces per Unit (plus 10% visitor parking)</u>
High-Density Residential 1-Bedroom 2 Bedrooms 3-Bedrooms	1.5 Spaces per Unit 2 Spaces per Unit 2 Spaces per Unit
Townhouses	2 Spaces per Unit (off-street parking)

RESIDENTIAL USES	
Congregate Residence (Dormitory Style Housing)	1 Space per Occupant (unless otherwise approved by the Zoning Administrator)
Dormitory Housing	1 Space per Occupant, (including plus 10% visitor parking.) <u>plus 1 Space per Employee at Highest Shift</u>
Motels and Hotels (Transient Lodging)	1 Space per Sleep Room plus 1 Space per Employee at Highest Shift
Multi-Family Dwellings for Elderly	1 Space per Unit
Nursing, Assisted Living, or Group Homes	0.25 Spaces per Bed <u>plus 1 Space per</u>

	<u>Employee at Highest Shift</u>
Short-Term Rentals, (including Boarding House, Bed and Breakfast)	2 Spaces for Owner/Manager plus 1 Space per Bedroom being rented. *No on-street parking allowed.

~~B. Each Residential Rental, Apartment House or Apartment must inventory all approved parking spaces and issue contractual obligations relative to all such parking spaces. No agreements for tenancy shall be executed on behalf of the owner, operator or their agents, relative to a Residential Rental, Apartment House or Apartment without affirmatively designating whether the same has a parking space available.~~

~~1. All designation of available parking as referenced above shall have an approved parking space associated with the designation such that if all designated tenants were to park a vehicle there would adequate spaces. No allowance for absenteeism shall be allowed. For each agreement containing an affirmative designation of parking space, there must be a space.~~

~~2. Any agreement for tenancy in a Residential Rental, Apartment House or Apartment, which is not specifically designated as a "Parking Space" agreement, there must be an affirmative statement notifying the parties to the agreement that there is no overnight, on-site parking provided in connection with the agreement.~~

SPACES	BUSINESS OR SERVICE (per 1,000 square feet of gross floor area)
0.2	All warehousing (plus 3 spaces per 1,000 square feet of office, retail, or other public area)
1	Automotive; marine craft, aircraft and accessories (does not include repair garages) <u>Trucks</u> <u>Recreational Vehicles</u> <u>Farm Equipment (Sales, Service, and Repair)</u> Building materials; Hardware and farm equipment Furniture; <u>or</u> Home furnishings, and Equipment <u>Manufacturing</u> Manufacturing (plus 3 spaces per 1,000 square feet of office, retail, or other public area)
2	Contract construction services Wholesale trade
3	All other services <u>Professional offices, retail or other public areas</u> <u>Daycare Facility, Commercial Daycare Center</u> Automotive, marine craft, aircraft and accessories (sales and service) <u>Business</u>

	services Doctor offices and all other medical services and professional services Finance, insurance, and real estate services Food (non-restaurant) Travel services
4	General merchandise <u>Grocery Stores</u> Indoor Amusement recreation facilities <u>Event Center</u> *Medical Clinic Shopping centers – Mixed Uses Fewer <u>less</u> than 200,000 square feet
5	Health Clubs Shopping e <u>C</u> enters – Mixed Uses Over 200,000 square feet
6	Beauty and Barber services
10	Sit down restaurant

*A medical clinic is any facility that provides limited diagnostic and outpatient care, but is unable to provide long-term, in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies and a wide range of services.

C. BUSINESS & SERVICES (per other measurement)

Call Centers and business with higher density cubicles 0.9 spaces per employee Civic, social, fraternal organizations 1 space per 4 persons (maximum occupancy) Fast food with drive-through 0.33 spaces per seat (two (2) feet of bench equals one (1) seat) plus 1 Space per Employee at Highest Shift Hospital services 2 spaces per patient bed for expansions (to current campuses existing prior to 2008) 4 spaces per patient bed for new hospital campuses Religious Facilities 1 space per 4 seats or 8 feet of bench in main meeting room Public Assembly (Theaters, sports arenas, and auditoriums) ~~Theaters, sports arenas, and auditoriums~~ 1 space per 4 seats
Recreation (Racquetball, handball, pickleball, tennis courts, etc.)

~~Racquetball, handball and tennis courts~~ 3 spaces per court
~~Bowling alley 7 per alley~~ Schools Kindergarten, Elementary, and Junior high schools: 2 spaces per classroom ~~Kindergarten, Elementary, and Junior high schools~~ High schools: 1 space per 4 persons (at maximum capacity) ~~High schools and Colleges~~

Technical College: 1 space per 4 persons (at maximum capacity)

D. (UD) University Parking Ratios. Minimum parking spaces shall be regulated in the UD with the University Parking Ratios set forth below. In determining the ratio, all parking spaces located upon the University Campus together with all on-street parking where the University Campus occupies both sides of the street shall be included. ~~The term full-time equivalent shall be established in the BYU-Idaho Parking Study published in 2002.~~

Student Ratio:	.20 spaces per FTE Student
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Faculty Ratio:	.585 spaces per FTE Faculty
Staff Ratio:	.585 spaces per FTE Staff

SECTION 4: AMENDMENT “3.04.040 Size Of Parking Stalls” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.040 Size Of Parking Stalls

	Space Dimensions	Sidewalk Width*	Two-way Drive Aisle Width	One-way Drive Aisle Width			
Parking Angle				90	60	45	30
Standard	<u>9'x20'</u>	6'	<u>24'***</u>	24'	18'	15'	13'
Compact	<u>8'x16'</u>	6'	<u>24'***</u>	<u>24'</u>	<u>18'</u>	<u>15'</u>	<u>13'</u>
Parallel	9'x22'	5'	<u>24'***</u>	<u>24'</u>	<u>18'</u>	<u>15'</u>	<u>13'</u>
Optional Dormitory & Multi-family	9'x16'	6'	<u>24'***</u>	<u>24'</u>	<u>18'</u>	<u>15'</u>	<u>13'</u>
Parking Structure							
Parking Structure Standard	9'x18'		24'*** *				
Compact (Structure)***	8'x15'		<u>24'***</u>				
Parallel (Structure)	9'x22'		<u>24'***</u>				

*5' Sidewalks with wheel stops may be substituted for the 6' sidewalk width

**Drive aisle width is dependent upon approval of Fire Department, City Engineer, and Zoning Administrator approval

***Parking structures are allowed to decrease drive aisle width to 22' with Fire Department, City Engineer, and Zoning Administrator approval

- A. Parking Space Dimensions.** Each required off-street parking space shall be at least nine (9') feet in width and at least twenty (20') feet in length, exclusive of access drive and aisles.
- B. Parallel parking.** Parallel parking spaces shall be a minimum of nine (9') feet wide by twenty-two (22') feet in length.
- C. “Developer Option”.** For dormitory housing, boarding house, and multiple family housing, eighty (80%) percent of the parking spaces are allowed to be nine (9') feet

~~wide by sixteen (16') feet long with twenty (20%) percent required to be nine (9') feet wide by twenty (20') feet long.~~

D. **Connectivity.** Mixed Use (MU), Community Business Center (CBC), Regional Business Center (RBC), Light Industrial (LI), Public Facilities (PF) and Residential Business Districts (RBD) zones require connectivity through parking lots of adjacent properties unless otherwise approved by the Zoning Administrator.

E. **Dormitory or Multi-family Housing.** Parking options can include:

1. Eighty (80%) percent of parking spaces are allowed to be nine (9') feet wide by sixteen (16') feet long.
 - ~~a. **Compact Cars.** Up to twenty-five (25%) percent of these spaces may be allocated for compact cars with~~ can be a minimum of eight (8') feet wide by sixteen (16') feet long for compact cars (spaces shall be signed or otherwise designated as such). ~~Spaces for compact cars shall be signed or otherwise designated and shall be located in rows separate from parking for larger vehicles.~~
 - (1) In a parking structure these can be eight (8') feet wide by fifteen (15') feet long for compact cars (spaces shall be signed or otherwise designated as such).
2. Twenty (20%) percent of parking spaces are required to be nine (9') feet wide by twenty (20') feet long.

F. **Commercial.**

1. Standard parking spaces are nine (9') feet wide by twenty (20') feet long.
 - a. Up to twenty-five (25%) percent of the spaces can be eight (8') feet wide by sixteen (16') feet long for compact cars (spaces shall be signed or otherwise designated as such).
2. Reduced parking spaces of nine (9') feet wide by eighteen (18') feet long may be allowed with Administrative approval when located next to landscape buffers or a six (6') foot wide sidewalk.

~~G. **Parking Structure.** Off-street parking spaces shall be at least nine (9') feet in width and at least eighteen (18') feet in length. For compact cars parking spaces shall be a minimum of eight (8') feet in width by fifteen (15') feet in length.~~

- ~~1. **Parking Structure.** Plans for a parking structure must be approved by the City Engineer, the Fire Marshall and the Zoning Administrator.~~
- ~~2. **CUP.** A Conditional Use Permit is required to apply for a larger percentage of compact car parking spaces in a parking structure. Applicant will need to show compact and other small cars will be a greater percentage of parking structure use.~~

SECTION 5: AMENDMENT “3.04.050 Location Of Parking Spaces” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.050 Location Of Parking Spaces

A. Off-Street Off-Site Parking. ~~Off-street Off-Site~~ parking shall be located within

~~two~~five hundred (2500') feet of the primary entrance of the building. This distance shall be measured from the building entrance along an accessible route that a pedestrian would use.

1. **CUP.** The Planning & Zoning Commission may allow a greater distance with a Conditional Use Permit (CUP).
2. **Exception:** This does not apply in the University District Mixed-Use (MUD) zone.

B. Parking Space Location

1. Parking spaces along the outer boundary of a parking lot shall be contained by high-back curbing or wheel stops so placed to prevent a vehicle from extending over an adjacent property.
 - a. Wheel Stops. Wheel stops should be a minimum of four (4") inches in height and width and six (6') feet in length, and should be firmly attached to the ground. Placement should be a minimum of eighteen (18") inches from property line.
2. **Front Yard Parking.** ~~(For Commercial projects see subsection 6.00.080.)~~
Parking spaces and maneuvering areas shall not be provided within a required front yard. Front yards shall be dedicated to landscaping.

a. Exceptions:

- (1) **RBD.** Except in Residential Business District (RBD), where an existing conforming driveway access has been provided.
- (2) ~~CBC-Commercial, Mixed Use, and Industrial Zones.~~
Parking spaces ~~may be~~ located in a front yard adjacent to a public street ~~in a Community Business Center (CBC) zone~~ ~~if require~~ a minimum ten (10') feet wide landscape buffer ~~is provided~~, except at ingress/egress points.
- (3) ~~Commercial Zones (excluding Mixed-Use zones).~~
~~Driveways may encroach into the setback up to ten (10') feet from the right-of-way. Such yards shall be dedicated to landscaping.~~
3. **Townhomes, Row Houses.** Townhomes ~~or row houses~~ shall be designed to provide rear loading driveways and garages, rather than utilizing the front yard (unless approved by the Zoning Administrator and Public Works Director or designees) or provide a parking lot that meets all applicable standards for the underlying zoning.

C. **Sight triangle or Exits.** No parking spaces shall be located in the clear sight triangle or immediately adjacent to an exit to a public right-of-way.

D. **Residential Parking Spaces.** ~~(See subsection 4.00.060.)~~

E. **Street Access.** No access point from a parking area to any street shall be within twenty (20') feet of a local street intersection or alley. No access point shall be within forty (40') feet of an intersection with a collector street, and within sixty (60') feet of an intersection with an arterial street. Any access point must be approved by the Public Works Director or designee.

F. **Right-of-Way.**

1. No parking areas shall be designed to require the use of the public right-of-way to travel from one portion of the lot to another.
2. No parking area shall be designed or constructed to create a situation in which vehicles back into the public right-of-way.

- a. **Exception:** Single-family homes, twin homes and duplexes.

SECTION 6:**AMENDMENT** “3.04.070 Parking Surface” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.070 Parking Surface

All parking areas, aisles and driveways shall be surfaced with asphalt or concrete.

- A. Asphalt is not allowed for sidewalks crossing driveways ~~and~~or for the driveway approach between the street and the sidewalk. (*See Appendix B: City Engineering Standards.*)
1. Asphalt striped walkways may be allowed with Administrative approval.
- B. Parking areas shall be provided with paved access from a public street.
- ~~C. No more than forty (40%) percent of the front yard shall be covered with asphalt or gravel.~~
- D. **Self-Service Storage Facilities.** Asphalt or concrete is not required for storage areas or storage facilities when an improved and maintained gravel surface is provided (*See Appendix B: City Engineering Standards.*) as long as the following three (3) requirements are met:
1. **Driveway.** Provide a sixty (60') feet minimum long concrete or asphalt access driveway between the aforementioned lot and the public right-of-way.
 2. **Loading Space.** Provide an off-street loading space at least forty feet (40') by twelve feet (40 x 12') with access to storage units/spaces or square-foot loading space (as per subsection 3.04.100) without regard to overall building size) directly in front of any and all fully enclosed storage units/spaces less than ten by twenty (10 x 20) square feet or any interior entrance to a series of fully-enclosed units/spaces.
 3. **Off-street Parking.** Provide a minimum of three (3) dedicated off street parking spaces separate from the storage area.

SECTION 7:**AMENDMENT** “3.04.080 Reduced Parking” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.080 Reduced Parking

- ~~A. The Pedestrian Emphasis District (PED): The Pedestrian Emphasis District (PED) is to enable and enhance pedestrian activity close to downtown and Brigham Young University-Idaho.~~
- ~~1. Parking requirements for housing units that are located within the PED may~~

be reduced to 75% with a Parking Management Plan or 60% pursuant to a Conditional Use Permit. (See Section 9.1 for more details.)

B. For reduced parking in the Pedestrian Emphasis District (PED) or dormitories, see subsection 9.01.040.

SECTION 8: AMENDMENT “3.04.090 Joint Uses Of Required Parking Spaces” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.090 Joint Uses Of Required Parking Spaces

Joint uses. Joint uses of required parking spaces may occur when parking spaces can be shared because their parking demands occur at different times. The joint use of off-street parking spaces is allowed provided the applicant shows the following:

- A. There is no conflict during operating hours, for the structure, or for the parking facilities proposed.
- B. ~~Entrances~~The parking lot for both uses must be within five hundred (2500') feet~~from of~~ their primary entrances.
- C. Submit a written agreement for joint use to the City Attorney from both parties which contains the following:
 - 1. Names & addresses of those owners or tenants that will share parking
 - 2. Map or drawing showing location and number of parking spaces to be shared
 - 3. An analysis showing peak parking demand for different uses at different times
 - 4. Legal instrument (easement or deed restriction) that guarantees access to joint parking for all uses.
 - 5. Agreement, when approved, shall be recorded in the County Recorder’s office.
- D. Total requirements for off-street parking shall be the sum of the requirements for various uses with the development or structure.
- E. ~~In the University Districts, subsection 3.04.090 shall not apply, however, the University shall provide information which demonstrates that the parking facilities proposed will lessen the demand for other parking facilities within their zone.~~

SECTION 9: AMENDMENT “3.04.110 Driveways And Drive Aisles” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.110 Driveways And Drive Aisles

~~All driveways or drive aisles designed for two-way circulation shall be at least twenty-two (22') feet in width (unless required to be wider by the Fire Code).~~

One-Way Circulation				Residential parking lots (30 spaces or less)
Angled spaces (degrees)	3 0	4 5	6 0	9 0
Aisle width (feet)	1 3	1 5	1 8	2 4
Aisle width (feet) for Parking Structures	2 2			20

- ~~A. The City Engineer may allow twenty (20') feet wide aisles on a case-by-case basis for residential parking lots serving under thirty (30) units.~~
- ~~B. Driveway aisle widths shall be no wider than the City's minimum aisle width for two-way access when accessing rear or side yard parking lots.~~

SECTION 10: AMENDMENT “3.04.120 Nonconforming Parking Areas” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

3.04.120 Nonconforming Parking Areas

- ~~A. Necessary maintenance and repairs shall be permitted to keep non-conforming parking uses in sound condition.~~
- ~~B. **Grandfathered Parking.** Conforming parking of existing single family homes and duplexes that are being converted to multiple family use may be “grandfathered” as approved by the Zoning Administrator or designee.~~
- ~~C. **Reconstruction.** (See subsection 3.03.040).~~

SECTION 11: AMENDMENT “4.00.060 Parking In Residential Zones” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

4.00.060 Parking In Residential Zones

The purpose of this section is to protect and enhance property value, to retain the open character of a residential zone, and to protect health and safety by regulating the parking of vehicles within residential neighborhoods of the City.

- A. Parking of Recreational Vehicles.** No person shall park or allow the parking of any recreational vehicle in the clear sight triangles required by this Ordinance.
 - 1. Residential front/side yard.** In a residential zone, no person shall park or allow the parking of any recreational vehicle in any front yard or a side yard

facing a public street for a period of no more than four (4) consecutive days and a cumulative of thirty (30) days in a calendar year.

B. Parking of Automobiles.

1. No person shall park or allow the parking of any automobile, van, pickup truck, or motorcycle, or any other motor vehicle in any front yard located in a residential zone except in a designated driveway.
2. **Permeable Coverage.** No more than forty (40%) percent of the front yard shall be covered with asphalt, or gravel.
3. **Snow Suspension.** The operation of this section shall be suspended during any period of a snow alert declared by the Mayor.
4. **Sight Triangle.** Parking areas shall not be constructed in the clear vision areas as vehicles are considered a temporary obstruction for vehicular traffic. ([*See "sight triangle" definition.*](#))

C. Parking of Inoperable vehicle, boat or trailer. No person shall park any inoperable vehicle, boat, or trailer upon any street for a period of time longer than four (4) consecutive days. Any such inoperable vehicle, boat or trailer moved from a parking spot and re-parked on the same street block-face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section.

D. Storage of Commercial Vehicles and Manufactured Homes.

1. **Commercial Vehicles.** The storage of commercial vehicles with a gross vehicle weight rating (GVWR) exceeding eight thousand (8,000) pounds and construction equipment including but not limited to bulldozers, graders, and cement mixers shall not be permitted upon private property in any residential zone except ~~for a period not to exceed one (1) year~~ in which a building is being actively constructed thereon.
 - a. These vehicles cannot be parked on any residential streets, whether attended or unattended, for a period in excess of two (2) hours, except for the purpose of loading and unloading passengers, materials or merchandise; for any purpose incident to any lawful construction project located within the immediate vicinity of such parked vehicles; for any purpose incident to a lawful commercial operation located in any residential district within the immediate vicinity of such parked vehicles.

E. Manufactured Homes. Unoccupied mobile homes and manufactured homes shall not be stored upon private property in any residential zones.

F. Location of Residential Parking Spaces

- ~~1. Required parking for residential uses shall be provided on the subject lot or parcel when possible.~~
- ~~2. When not possible, required parking may be provided on a separate lot or parcel in the vicinity after the approval of a conditional use permit.~~
- ~~3. **Parking for triplex or greater.** When a single family home is converted to a triplex or greater, or is converted to dormitory (non-single family) housing, no parking spaces are permitted within the required front yard.~~
4. **Existing driveway 2 Car garage.** An existing driveway and two-car garage, when combined, may provide up to four (4) parking spaces per building.
5. **No Garage.** If no garage is present, then all parking spaces must be located outside of the front yard setback. All other parking areas that may be located

within the front yard shall be removed and restored to landscaping prior to the occupancy of the building.

6. **Tandem parking** is allowed for residential use where the tandem spaces are assigned to the same dwelling unit.
7. ~~LDR1 & LDR2~~ Single-family detached structures shall be allowed one (1) required parking place (behind an existing space that is not in the front yard) within the setback area per dwelling, in order to meet the parking requirement.

SECTION 12: AMENDMENT “4.02.110 Parking, Loading And Access” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

4.02.110 Parking, Loading And Access

~~(See section 3.4, and subsection 4.00.060.)~~

~~A. **Direct Access Restricted Roads.** (See subsection 4.01.110A.)~~

~~B. The City of Rexburg right-of-way width is dictated by City Engineering Standards.~~

SECTION 13: AMENDMENT “6.00.080 Parking Lot Orientation” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

6.00.080 Parking Lot Orientation

~~Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. If buildings are located closer to streets, the scale of the complex is reduced, pedestrian traffic is encouraged, and architectural details take on added importance.~~

~~A. **Front Yard Parking.** No more than sixty (60%) percent of the off-street parking area for the entire property shall be located between the front façade, within the front yard of the principal building(s), and the primary abutting street, unless the principal building(s) and/or parking lots are screened from view by out-lot development (such as restaurants) and additional tree/bush plantings and/or berms.~~

~~B. **Buffered from adjoining streets.** Parking areas should be visually buffered from adjoining streets to minimize the visual impact of off-street parking. (See subsection 3.04.040.e.)~~

~~C. **Large Parking Lots** for over 50 Parking Spaces. (See subsection 3.04.060.A.1.)~~



SECTION 14: AMENDMENT “6.01.100 Parking, Loading And Access” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

6.01.100 Parking, Loading And Access

~~(See section 3.4.) Parking spaces and drive aisles, except ingress/egress points, shall not be provided within a required front yard adjacent to a public street without a minimum ten (10')~~

SECTION 15: AMENDMENT “9.01.040 Reduction In Parking For Dormitory” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

9.01.040 Reduction In Parking For Dormitory

Parking requirements for housing units that are located within the Pedestrian Emphasis District (PED) (see attached boundaries or appendix of development code) may be reduced to 75% with a Parking Management Plan and subject to the following requirements and provisions:

A. Eligibility.

1. In order to be eligible for the reduced parking ratios as permitted herein, the resulting structure must have dwelling units.
2. This ordinance is not intended nor shall apply to any structure originally constructed as a single-family or duplex residential structure.

B. Parking Management Plan for Reduced Parking

1. A Parking Management Plan shall be designed and anticipated to facilitate parking for the intended tenants of the units as well as reasonably anticipated

visitors and ancillary services. The plan shall show all parking spaces and their dimensions, access aisles, loading spaces, and entrances and exits to the site. The parking plan may also include the landscape plan. This plan needs to be submitted to the Zoning Administrator.

~~2. Evaluating the Plan. The following items shall be considered when evaluating a parking plan:~~

- ~~a. On site, how will visitor vs. tenant parking spaces be identified to determine compliance?~~
- ~~b. Are there specific times the spaces will be available?~~
- ~~c. Who will manage the parking?~~
- ~~d. What is the method of management? What are the consequences of noncompliance?~~
- ~~e. Do all contracts specify if the contract comes with a parking space or not?~~

~~C. **Parking Ratio.** The parking ratio per student within the PED as identified on the attached exhibit map shall be reflective of a market demand as determined by the applicant or land owner, but may in some cases be reduced to as little as seventy-five (75%) percent, including other parking that is required for guests and management.~~

~~1. Dormitory~~

- ~~a. The parking ratio per bed as identified on the attached exhibit map may be reduced to seventy-five (75%) percent with a Parking Management Plan including other parking that is required for guests and management.~~

D. **Rental Agreements.** Each property that utilizes this parking reduction shall clearly specify on all rental contracts or agreements whether or not a vehicle parking space is provided for that individual tenant.

~~E. **Employee Space.** One vehicle parking space, per number of employee at highest level, shall be provided for on-site management.~~

F. **Visitor Parking.** Visitor Parking in the Pedestrian Emphasis District (PED) consists of the following:

1. **Space Size.** ~~Guest~~ Visitor parking spaces shall be the City's full-size parking space standard ~~unless the Developer Option is exercised.~~ (See subsection 3.04.040.)
 - a. These spaces shall not be included in the parking contract ~~required to be entered into.~~
2. **Visitor Parking Signs.** ~~Guest~~ Visitor parking shall be marked with signage that is clearly visible during all seasons of the year. (See subsection 3.05.110.H)
3. **Visitor Parking Ratio.** ~~One (1) vehicle parking space per ten (10) residents shall be provided for guest parking~~ Visitor parking spaces may be used for tenants after curfew if time limits are clearly stated on the signage.

~~G. **Parking areas:**~~

- ~~1. Parking areas (parking spaces and maneuvering areas) shall not be located within the required front yard as per subsection 3.04.050.B.~~
- ~~2. **Front Yard.** Existing parking areas that are located within the required front yard shall be eliminated and restored to landscaping that includes the use of trees and shrubs.~~
- ~~3. Landscaped areas shall, through the use of trees and shrubs, deter the use of~~

~~the required front yard as parking during the winter months when vehicles are not allowed to be parked overnight on City streets:~~

~~4. **Curbing.** Landscaped front yards and other required buffer yards shall be delineated from parking areas by high-back curbing that will further discourage parking in the front yard.~~

~~H. The twenty (20%) percent landscaping requirement may be reduced down to as little as ten (10%) percent upon approval of the Zoning Administrator.~~

SECTION 16: **AMENDMENT** “9.01.080 Changes In Ratio” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

9.01.080 Changes In Ratio

~~Qualifying developments cannot reduce their existing parking space ratio except to proportionally allow for additional on-site buildings, or for the restoration of required yard.~~

SECTION 17: **AMENDMENT** “10.09.020 Condominium” of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

10.09.020 Condominium

- A. **Definition.** A building or complex of buildings containing a number of individually owned apartments or houses, but the land, buildings, and common areas are owned and regulated by a homeowner’s association.
- B. **Yard Requirements.** The City may consider a condominium development as a single building, requiring one (1) front yard, two (2) side yards, a rear yard, and other regulations pertinent to a given lot.
- C. **Platting Requirements.** The sub-divider shall provide the Commission with a preliminary plat, elevations, perspective drawings and such other illustrated information at adequate scale to show the proposed development that will include at least the following:
 - 1. All information required for a subdivision preliminary plat
 - 2. Architectural styles and building design concept
 - 3. Architectural materials and color
 - 4. Type of landscaping
 - 5. Screening, if proposed
 - 6. Type of solid waste facilities
 - 7. Parking concept
 - 8. Open space areas
 - 9. Storage areas and enclosures

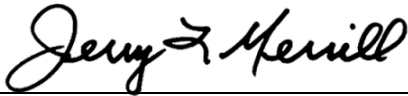
- D. **Final Plat.** A final plat shall be prepared and approved that meets all other requirements of the subdivision platting of this ordinance.
- E. **Control During Development.** Single ownership and control during development shall be required and a time limit may be imposed to guarantee the development is built and constructed as planned.
- F. **Home Owners Associations.** Home Owners Association by-laws and other similar deed restrictions, which provide for the control and maintenance of all common areas, recreation facilities or open space, shall be approved by the Commission. Any and all power as specified in such agreements may be required to also be assigned to the jurisdictional agency to insure continued and adequate maintenance of all such common areas, recreational facilities and open spaces, to assess properties for delinquencies, and to enforce motor vehicle speeds to the interest of the owners involved and of the general public.
- G. **Open Space.** The location of open space shall be appropriate to the development and shall be of such shape and area to be useable and convenient to the residents of the development.
- H. **Maintenance Building.** A maintenance building or facility shall be provided. The size and location of the facility is to be determined by the type and service needed for the necessary repair and maintenance of all common areas and facilities.
- I. **Storage Areas.** Storage areas may be required for the anticipated needs of boats, campers, and trailers. For a typical residential development, one hundred (100) square feet of space shall be provided for every living unit. This may be reduced by the Commission if there is a showing that the needs of particular developments are less.
- J. **Private Streets.** ~~(See subsection 10.05.090.)~~ Private street construction standards shall be based upon requirements set by the City Engineering Standards. Adequate construction standards may vary on the size of the development and the demands placed on such improvements. All private streets shall be constructed of adequate width for fire and sanitation services
- K. Parking Space**
- ~~1. Parking for the proposed development will be as required by the zone in which the proposed development is to be constructed.~~
 - ~~2. Guest. One (1) additional parking space beyond that which is required by the zoning ordinance may be required for every three (3) dwelling units to accommodate visitor parking.~~
- L. **Public Improvements** - Unless accepted by the provisions of this ordinance, the Commission and Council shall require the installation of public improvements and utilities for condominium projects.
- M. **Council** - The Council may regulate and attach conditions to the design concepts and location of buildings, the creation, shape and size of condominium units, the provisions and maintenance of open space, off-street parking, and other related provisions as determined.

PASSED AND ADOPTED BY THE CITY OF REXBURG COUNCIL OCTOBER 01, 2025.

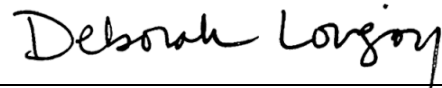
	AYE	NAY	ABSENT	ABSTAIN
Councilmember Robert Chambers	<u>X</u>	_____	_____	_____
Councilmember Colin Erickson	<u>X</u>	_____	_____	_____
Councilmember Mikel Walker	<u>X</u>	_____	_____	_____
Councilmember Bryanna Johnson	<u>X</u>	_____	_____	_____
Councilmember Eric Erickson	<u>X</u>	_____	_____	_____
Councilmember David Reeser	<u>X</u>	_____	_____	_____

Presiding Officer

Attest



Jerry L Merrill, Rexburg Mayor, City of Rexburg



Deborah Lovejoy, Rexburg City Clerk, City of Rexburg

