

WEST BOUNTIFUL CITY

ORDINANCE #491-24

AN ORDINANCE AMENDING TITLE 17.52 OF WEST BOUNTIFUL MUNICIPAL CODE RELATED TO OFF STREET PARKING

WHEREAS, the West Bountiful City has determined the need to revise and update the provisions of its Land Use Code regarding Off Street Parking for the purpose of fulfilling the city's state-mandated Moderate Income Housing Plan; and

WHEREAS, one of the city's selected strategies to fulfill this plan is to amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or Senior Living facilities; and

WHEREAS, Utah Code Annotated §10-9a-101 et seq., also known as the "Municipal Land Use, Development, and Management Act," grants authority to the West Bountiful City Council to make changes to its Zoning Ordinances; and

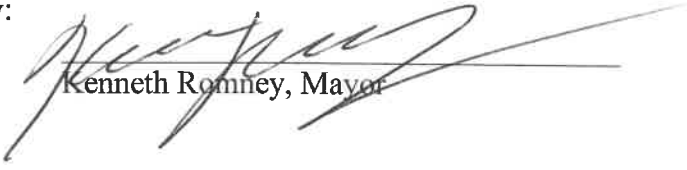
WHEREAS, the West Bountiful City Planning Commission held a properly noticed public hearing on June 11, 2024, and received no objection to the proposed changes

NOW THEREFORE BE IT ORDAINED by the city council of West Bountiful City that the West Bountiful Municipal Code Title 17.52 be replaced as shown in exhibit A.

This ordinance will become effective upon signing and posting.

ADOPTED June 18th, 2024.

By:


Kenneth Romney, Mayor

Voting by the City Council:	<u>AYE</u>	<u>NAY</u>
Councilmember Ahlstrom	<u>/</u>	___
Councilmember Butterfield	<u>/</u>	___
Councilmember Enquist	<u>/</u>	___
Councilmember Nielsen	<u>/</u>	___
Councilmember Preece	<u>/</u>	___

ATTEST:


Remington Whiting, City Recorder



ADOPTED BY CITY COUNCIL ON JUNE 18, 2024

17.52 Off-Street Parking

17.52.010 Off-Street Parking Purpose

17.52.020 Size

17.52.030 Access To Individual Parking Space

17.52.040 Number Of Parking Spaces Required

17.52.050 Access Requirements

17.52.060 Maintenance Of Parking Lots

17.52.070 Location Of Off-Street Parking

17.52.080 Landscaping In Parking Lots

17.52.010 Off-Street Parking Purpose

The purpose of this chapter is to set a minimum standard for off-street parking to ensure that **ample necessary** parking for the generated demand of each land use will be available.

Sufficient parking should be provided to assure maximum utilization of the facilities on site will not unduly impose on neighbors in the vicinity or create an unsafe environment.

Off-street parking is required for residential, commercial, industrial, and retail buildings and structures based on current use, size and capacity in accordance with the requirements of this chapter.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 423-20 on 6/8/2020

17.52.020 Size

The dimensions of each off-street parking space, exclusive of access drives or aisles, shall be at least nine (9) feet by twenty (20) feet for diagonal and ninety (90) degree spaces, and ten (10) feet by twenty-four (24) feet for parallel spaces. Drive aisle widths shall be a minimum of twenty-two (22) feet for ninety (90) degree and parallel parking and sixteen (16) feet for angled parking.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 423-20 on 6/8/2020

17.52.030 Access To Individual Off-Street Parking Space

Except for **single-family** residential dwellings, direct access to each parking space shall be from a private driveway and not from a public street. All parking spaces shall have independent access not blocked by another parking space or other obstacle.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 423-20 on 6/8/2020

17.52.040 Number Of Off-Street Parking Spaces Required – Commercial Zones

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An adequate number of off-street parking spaces shall be provided for all uses as follows. In no case, however, shall parking provided be less than one space for each employee projected for the highest employment shift plus additional parking for vehicles used in conducting the business and customer parking. Any parking calculations that result in less than a whole number shall be rounded up.

- A. Auto Dealer: one parking space for each two hundred (200) square feet of sales office area plus one space for every ten (10) vehicles displayed, or five spaces, whichever is greater. Separate storage space for vehicles for sale or under repair shall be provided.
- B. Business or professional offices: one parking space for each two hundred (200) square feet of floor area.
- C. Churches with fixed seating: one parking space for each four fixed seats, or one parking space for each seven feet of linear pew, whichever is greater.
- D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls, reception centers, meeting halls: one parking space for each four seats of seating capacity.
- E. Fast food dining: one parking space for each seventy-five (75) square feet of floor area (excluding kitchen and storage), with a minimum of five (5) spaces, plus three (3) stacking spaces per drive-through lane.
- F. Furniture and appliance stores: one parking space for each six hundred (600) square feet of retail floor area.
- G. Grocery store: one parking space for each three hundred (300) square feet of retail floor space.
- H. Hospitals: one parking space for each two beds.
- I. Hotels and motels: one space for each living or sleeping unit, plus parking space for vehicles used in conducting the business.
- J. Medical/Dental office: one parking space for each two hundred (200) square feet of floor area or three parking spaces for each doctor/dentist, whichever is greater.
- K. **Housing in Certain Commercial Areas Residential dwellings and Mixed-Use buildings:**
 - 1. ~~In residential districts: two parking spaces for each dwelling unit including a garage and driveway.~~
 - 2. ~~In commercial districts~~ **Townhomes**, Multi-family **residential**, and Mixed-use buildings:
 - a. Studio apartment – ~~1~~ **0.75** spaces per unit;
 - b. One-bedroom units – ~~1.5~~ **1** spaces per unit;
 - c. ~~Two-or-more~~ bedroom units – ~~2~~ **1.5** spaces per unit;
 - d. ~~Three-or-more-bedroom units~~ – **2 spaces**;
 - 3. **Guest Parking:** all **Townhome**, Multi-family residential, and Mixed-use **projects developments** shall provide additional guest parking spaces equal to one (1) ~~guest~~ parking space for every four (4) units.
 - 4. **Available Reductions to established Off-Street Parking Minimums:**

- a. On-street parking on local (non-UDOT) streets directly adjacent to the development may account for up to twenty-five percent (25%) of required Guest Parking.
 - b. ~~Transit-adjacent multi-family residential and/or mixed-use~~ Development applications for Townhomes, Multi-family residential, and Mixed-use buildings, if located within one-half (1/2) mile of enhanced transit services (a Frontrunner station, BRT, or enhanced bus route), may request up to a ~~ten percent (10%)~~ fifteen percent (15%) reduction in required parking spaces (inclusive of any other allowed reduction).
 - c. Notwithstanding any provision of this Section 17.52.040 to the contrary, if a development application is for demonstrated moderate income housing using an instrument to achieve a permanent commitment acceptable to the City, the minimum parking requirements in this section may be reduced by up to and not more than a total of thirty percent (30%) (inclusive of any other allowed reduction).
- L. Residential Health Care and Senior Living Facilities:
- 1. Residential Health Care Facilities: one (1) parking space for ~~each~~ every five (5) beds and for every one (1) employee projected for the highest employment shift.
 - 2. Senior Living Facilities (55 plus): one (1) parking space for every two (2) units and for every one (1) employee projected for the highest employment shift.
- M. Restaurants, taverns, private clubs, and all other similar dining or drinking establishments (except for fast food dining establishments): one parking space for each four seats or one parking space for each one hundred (100) square feet of floor area (excluding kitchen and storage), whichever is greater.
- N. Retail stores (except as provided in subsection F and G of this section): one parking space for each one hundred (100) square feet of retail floor space.
- O. Shopping center or other groups of uses not listed above: one parking space for each two hundred (200) square feet of total floor space.
- P. Wholesale establishments, warehouses, manufacturing establishments and all industrial uses: as determined by the zoning administrator.
- Q. All other uses not listed above, as determined by the zoning administrator, based on the nearest comparable use standards and information provided by the applicant.

17.52.050 Number Of Off-street Parking Spaces Required – Residential Zones

An adequate number of off-street parking spaces shall be provided for all uses as follows. Any parking calculations that result in less than a whole number shall be rounded up.

- A. Single-family dwellings: two (2) parking spaces for each primary dwelling unit including a garage and driveway.
- B. Accessory Dwelling Units: one (1) parking space (beyond the number required for the primary dwelling unit).

17.52.060 Access Requirements

Adequate ingress and egress to and from all uses shall be provided as follows:

1. Residential Lots. Each residential lot may have not more than two drive approaches which shall be a minimum width of twelve (12) feet each and a maximum width of thirty-six (36) feet at the property line, with a separation island of a minimum width of twelve (12) feet and maximum combined drive approach width of thirty-six (36) feet on any single street frontage. The drive approach flare entrance shall be no closer than four (4) feet to the abutting property line, or as approved by the City Engineer. On a corner lot, no driveway shall be closer than twenty (20) feet from the point of intersection of the front lot line and street side lot line.
2. Non-residential lots. Access shall be provided to meet the following requirements:
 1. Not more than two driveways shall be used for each one hundred (100) feet of frontage on any street;
 2. No two of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet;
 3. Each driveway shall be not more than thirty-six (36) feet wide, measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way;
 4. No driveway shall be closer than twenty (20) feet from the point of intersection of the front lot line and street side lot line at any corner, and no driveway shall extend across such extended property line; and
 5. On a street where there are no curbs or gutters, all driveways shall be well marked street frontage and pedestrian access protection provided the entire length of the frontage exclusive of the driveways as per approved plans.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 423-20 on 6/8/2020

17.52.070 Maintenance Of Parking Lots

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

1. Surfacing. Each off-street parking lot shall be surfaced with gravel, asphaltic or Portland cement or other binder pavement and permanently maintained to provide a dustless surface. The parking area shall be designed and maintained consistent with WBMC 13.30 Storm Water Management.
2. Screening. The sides and rear of any off-street parking lot which adjoins an area that is primarily residential shall be screened from such area by a masonry wall or solid visual barrier fence not less than four nor more than six feet in height.

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3. Lighting. Lighting used to illuminate any parking lot shall be directed downward and arranged to reflect the light away from adjoining residential uses and from street traffic.
4. All surfacing, screening, landscaping, lighting, and any other parking area elements shall be continually and properly maintained.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 423-20 on 6/8/2020

Amended by Ord. 461-22 on 9/20/2022

17.52.080 Location Of Off-Street Parking

Off-street parking in non-residential districts is allowed in the front setback, as long as the parking area is set back and the frontage of the property is permanently landscaped in accordance with Section 17.52.080.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 423-20 on 6/8/2020

Amended by Ord. 465-23 on 2/8/2023

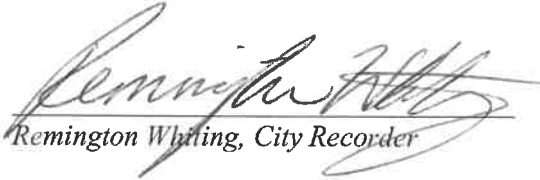
17.52.090 Landscaping In Parking Lots

The following landscape requirements apply to parking lots.

1. Each parking lot adjacent to a public street shall provide along the entire frontage of the property (except for any drive approach) a minimum depth of ten (10) feet of permanently maintained landscaping.
2. Each parking lot consisting of more than twenty (20) spaces, or 4,000 square feet shall include landscaped parking islands as follows:
 1. Office and commercial: 7 percent of total parking lot area.
 2. Industrial and warehouse: 5 percent of total parking lot area.
3. Parking island areas are intended to define major drives and access ways, and to delineate ends of parking rows and aisle intersections. For every six required parking spaces, or portion thereof, a minimum of one tree shall be provided within each parking island. Additionally, each parking island shall contain:
 1. A minimum of 140 square feet;
 2. A minimum average width of 8 feet; and
 3. A minimum of one tree from the city's approved tree list.
 4. Islands shall be designed to accept parking lot stormwater where feasible, as determined by the City Engineer.
4. In all other respects, the landscaping of parking lots shall comply with Chapter 12.28-Water Efficient Landscape Standards and Chapter 17.50-Clear View Area and Fence Requirements.

**CERTIFICATE OF PASSAGE
AND POSTING ORDINANCE**

*I, the duly appointed and acting recorder for the City of West Bountiful,
do hereby certify that the foregoing Ordinance No. 491-24 was duly
passed and posted on the Utah Public Notice Website, the City Website,
and at West Bountiful City Hall on June 24th, 2024.*


Remington Whiting, City Recorder

DATE: 06/24/24