

Article 22-15. Off-Street Parking

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22-15-1. Purpose and Intent.

The purpose of this Article is to provide standards for parking facilities in developments for which a site plan is required by this Chapter. It is the intent of this Article to minimize the required number of on-site parking and loading spaces necessary to meet the need for parking, and to mitigate the negative aesthetic impacts and dehumanizing scale of parking lots by encouraging parking areas to be interrupted by buildings and landscaped areas.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-96-0008, Amended, 05/28/96; Ord. No. O-97-0011, Amended, 02/25/97; Ord. No. O-98-0037, Amended, 07/28/98; Ord. No. O-98-0044, Amended, 09/22/98; Ord. No. O-01-0005, Rep&ReEn, 2/13/2001; Ord. No. O-01-0021, Amended, 06/12/2001)

22-15-2. Definitions.

Gross Floor Area (GFA) shall mean the sum of the areas of each floor level, including cellars, basements, mezzanines, corridors, and lobbies, enclosed within the principal outside faces of exterior walls. However, GFA shall not include areas which have a potential ceiling height of less than seven feet six inches. Potential ceiling height is defined as the area between the permanent floor structure (excluding any raised platforms or decks) and the bottom of the permanent ceiling structure (defined as the bottom of the ceiling joists, suspended slab or equivalent permanent ceiling structure excluding any dropped ceilings).

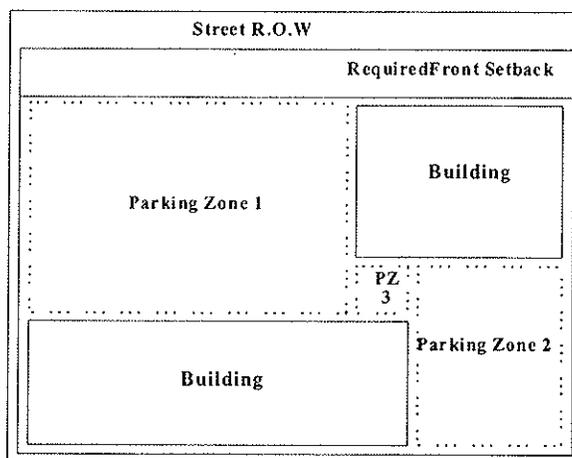
Gross Leaseable Area (GLA) shall mean the total building area designed for occupancy, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. GLA shall not include shared common areas including elevator shafts, and escalators, mechanical rooms, common corridors serving more than one tenant, and all areas which have a potential ceiling height of less than seven feet six inches. Potential ceiling height is defined as the area between the permanent floor structure (excluding any raised platforms or decks) and the bottom of the permanent ceiling structure (defined as the bottom of the ceiling joists, suspended slab or equivalent

permanent ceiling structure excluding any dropped ceilings).

Interior Landscaping shall mean landscaping which is not adjacent to a dedicated right-of-way or a property line.

Landscaping shall mean the application or use of some combination of planted trees, shrubs, vines, organic ground cover, flowers or lawns. Bark chips and inorganic materials such as rocks, boulders, gravel, or other materials specifically approved as a part of the landscape plan submitted with a site plan or site plan amendment may be approved in limited amounts (10% of total landscaped area maximum). In addition, ornamental objects such as fountains, pools, statues, retaining walls, or benches, arranged to produce an aesthetically pleasing effect may be used.

Parking Zone shall mean the largest area exclusive of buildings and required setbacks, which can be enclosed with a rectangle.



(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-96-0008, Ren.&Amd, 05/28/96, 22-15-3; Ord. No. O-98-0031, Amended, 07/14/98; Ord. No. O-99-0042, Amended, 09/14/1999; Ord. No. O-99-0052, Amended, 11/23/1999; Ord. No. O-01-0005, Rep&ReEn, 2/13/2001; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-05-0031, Amended, 9/27/2005)

22-15-3. General Requirements and Standards.

A. General. Off-street parking space with provisions for ingress and egress by standard sized vehicles shall be provided and maintained as hereinafter set forth, at the time of construction, enlargement, addition to or change in use of any building, structure, or lot for which a site plan is required by City ordinance. The parking, landscaping, and loading requirements and standards of this Article shall be complied with for the entire area of all site plans, however,

1. The requirements of this Article shall only apply to the newly constructed portion of sites approved under Section 22-14-20(C)(3), and amended site plans that are not approved under

Section 22-14-20(C)(3), shall only have to comply with the landscaping requirements of this article in rough proportionality to any addition made to the existing site plan.

2. The Planning Commission shall determine if the landscaping provided on amended site plans is in rough proportionality to the addition to the site plan and complies with the intent of this Article as stated in Section 22-15-1.

(Ord. No. O-01-0005, Enacted, 2/13/2001; Ord. No. O-01-0021; Amended, 06/12/2001)

B. Off-Street Requirement. Except as otherwise provided in this Chapter, all required parking stalls, loading spaces and maneuvering areas shall be located on the lot upon which the building or use served is located. However, off-site parking may be located on a lot that is within three hundred feet (300') of the lot upon which the building or use served is located. Access to the off-site parking may cross rights-of-way that do not consist of more than two (2) travel lanes. Any parking area that is not located on the same lot as the building it serves, shall be recorded as a parking easement on a final plat of that lot, and shall be shown as a part of the site plan.

(Ord. No. O-01-0005, Enacted, 2/13/2001; Ord. No. O-01-0021; Amended, 06/12/2001)

C. Maximum Number of Stalls Allowed. The maximum number of parking stalls to be installed on non-residential sites may not exceed one hundred twenty-five percent (125%) of the minimum stalls required by this Article. However, the approving authority of a site plan may approve installation of more than 125% of the minimum spaces required by this Article if the applicant demonstrates that such additional parking is necessary to meet the parking demand for a specific use, or that shared use of parking is not available or adequate to meet the demand.

(Ord. No. O-01-0005, Enacted, 2/13/2001; Ord. No. O-01-0021; Amended, 06/12/2001; Ord. No. O-03-0042, Amended, 11/11/2003)

D. Parking Access. No parking stall shall directly access a dedicated street, but shall access the street from a drive aisle.

(Ord. No. O-01-0005, Enacted, 2/13/2001; Ord. No. O-01-0021; Amended, 06/12/2001)

E. Parking Design Standards.

1. **Size.** Required parking stalls shall be rectangular with a minimum width of nine feet (9') and a minimum length of eighteen feet (18'), in accordance with Table 1. If the stall is perpendicular to a curb, the length shall be measured from the curb face. Each parking stall shall have independent access from a driving aisle. A parking stall may contain less than eighteen feet

(18') of pavement in length if all of the following conditions are met:

a. The stall has a standard six-inch (6") curb face that will allow vehicles to extend over a landscaped area of no less than six feet (6') in total width;

b. Each stall contains no less than sixteen feet (16') of pavement in length measured from curb face;

c. No pedestrian pathway or landscaping that prevents a standard vehicle from overhanging the curb is within two feet (2') of any curb face; and

d. All other requirements of the City Code are met.

2. **Location.** Required parking stalls shall not be located in delivery areas, service driveways, driving aisles, drive-in stacking lanes, shopping cart storage areas, or areas in front of overhead service doors. Designated loading spaces shall not encroach into any fire lane or pedestrian pathway.

3. **Separation from rights-of-way.** Except as provided above, wheel or bumper guards shall be placed in parking stalls where necessary to prevent any part of a standard sized vehicle from extending beyond a parking stall boundary line, intruding on a pedestrian way, or contacting any wall, fence, or planting. A physical separation or barrier, such as vertical curbs, may be required in order to separate parking stalls from access to a second travel lane.

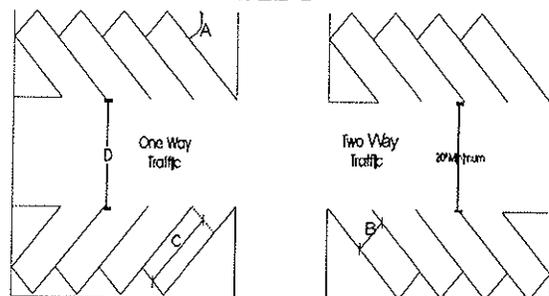
4. **Layout.** All off-street parking stalls shall be designed in accordance with the dimensions and specifications set forth in Table 1 and Table 2 herein.

TABLE 1

A (Angle)	B (Width of Stalls)	C (Length of Stalls)	D (Width of Aisle)
0°	10'	22'	20 (12")
30°	9'	18'	20 (15")
45°	9'	18'	20 (15")
60°	9'	18'	20"
90°	9'	18'	24'

*One way traffic only

TABLE 2



5. **Accessibility Requirements.** All parking facilities shall comply with accessibility requirements of the International Building Code (IBC). The number of accessible spaces required is duplicated from the IBC and shown in Table 3.

TABLE 3

Total Parking Stalls Provided on Property	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 + 1 / 100 stalls over 1000

6. **Markings.** All required parking stalls shall be marked and maintained to be permanently visible.

F. **Surface.** Required parking stalls, loading spaces, maneuvering areas, and driving aisles shall be paved with asphalt, concrete, paving stone or masonry to a sufficient thickness to withstand repeated vehicular traffic, and shall be constructed according to City street standards and specifications.

(Ord. No. O-01-0005, Enacted, 2/13/2001; Ord. No. O-01-0021; Amended, 06/12/2001)

22-15-4. Specific Requirements by Zone.

The number of off-street parking stalls required for individual buildings shall be calculated based on the Gross Floor Area (GFA) or the Gross Leaseable Area (GLA) of each building and the zone in which the building is located, except as otherwise provided herein. No building may have less than five parking stalls. The number of stalls required for each building shall be as follows:

A. **PO, C1, and BP Zones:** One stall shall be required for every 250 square feet of gross leaseable floor area.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-02-0008, Amended, 01/22/2002)

B. **C2, C3, and HS Zones:**

1. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 250 square feet of gross floor area.

2. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 250 square feet of gross leaseable area. If the

gross leaseable area is not known, one stall shall be required for every 250 square feet of gross floor area.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-03-0036, Amended, 11/11/2003)

C. **CM and M1 Zones:** One parking stall per 500 square feet shall be required for the first 50,000 square feet of building area or portion thereof. One parking stall per 750 square feet shall be required for the second 50,000 square feet of building area or portion thereof. One parking stall per 1,000 square feet of building area shall be required for the third 50,000 square feet or portion thereof. Building(s) larger than 150,000 square feet shall require 217 parking stalls plus one parking stall per 1,250 square feet of building area in excess of 150,000 square feet. The parking requirement for office spaces is one (1) parking stall per 250 square feet regardless of the size of the building.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-03-0036, Amended, 11/11/2003; Ord. No. O-07-0011, Amended 02/13/2007)

D. **M2 Zone:** One parking stall per 750 square feet shall be required for the first 100,000 square feet of building area or portion thereof. One parking stall per 1,000 square feet shall be required for the next 50,000 square feet of building area or portion thereof. Building(s) larger than 150,000 square feet shall require 184 parking stalls plus one parking stall per 1,250 square feet of building area excess of 150,000 square feet. The parking requirement for office spaces is one (1) parking stall per 250 square feet regardless of the size of the building.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-03-0036, Amended, 11/11/2003; Ord. No. O-07-0011, Amended 02/13/2007)

E. **PD Zones:** All commercial PD zones shall have the same parking requirements as Section 22-15-4(B) above, unless otherwise specified in Section 22-11.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-03-0036, Amended, 11/11/2003)

F. **Non-Residential Uses in Residential Zones:**

1. Public Primary & Secondary Schools, (SLU Code 6812): Two stalls per teaching station and one stall for every six students over the age of 16.

2. Private Primary & Secondary Schools (SLU Code 6813): See Section 22-6-9(E).

3. All other non-residential primary uses in residential zones that are not listed in Section 22-15-4(G) shall have the same parking requirements as Section 22-15-4(A).

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-02-0008, Amended, 01/22/2002)

G. **Specific Use Exceptions.** The following uses shall have the following supplementary parking

requirements regardless of the zone in which they are located:

1. Residential Dwellings (for which a site plan is required): All residential uses for which a parking standard is not otherwise specified shall comply with Section 22-7-12(J). All required parking spaces shall measure at least nine (9) feet wide by eighteen (18) feet deep. Required parking spaces shall be paved with asphalt, concrete or equivalent paving materials.
2. Group Quarters (SLU Codes 1200s): One stall for every 2.5 beds in the facility.
3. Hotel/Motel (SLU Code 1510): One stall per room.
4. Restaurant (SLU Codes 5811, 5812, 5820, 5830): One stall for every three seats, or if no fixed seating then one stall for every three persons based on maximum occupancy.
5. Auto Related Uses (SLU Codes 6400s): Four stalls per auto bay, plus one stall per employee. (In no circumstance shall the number of parking stalls required by this Section be less than that required by the zone in which the use is located.) Automobile wash uses (SLU 6411) shall have the following parking requirements:
 - a. Full service and automatic automobile wash uses shall have at least one (1) parking stall per 600 square feet of gross floor area (excluding bay areas). Each bay shall have at least two (2) stacking spaces in front of the bay in addition to the bay.
 - b. Self service automobile wash uses shall have at least two (2) parking stalls. Each bay shall have at least two (2) stacking space in front of the bay in addition to the bay.
6. Church (SLU Code 6911): One stall for every four fixed seats.
7. Occupancy Based Uses (SLU Codes 7000s): The maximum occupancy of these uses shall be limited to three and one-half (3 ½) persons per parking stall provided. All sites used for these purposes must provide the minimum parking stalls required by this Article based on the Gross Floor Area (GFA) of all buildings associated with that site.
8. Movie Theater (SLU Code 7212): One stall for every four seats.
9. Personal Storage Units: Parking for personal storage units shall be provided on the driving lanes adjacent to the personal storage units. Driving lanes shall be at least twenty (20) feet in width. Additional and separate parking stalls shall be located adjacent to the manager's office in the minimum amount of one parking space for every two hundred (200) storage units or fraction thereof with a minimum of two (2) parking spaces to be

provided. Driving lanes and required parking spaces may not be rented as, or used for vehicular storage.

10. Barber and Beauty Schools (SLU 6833): A minimum of 1.5 parking stalls shall be required per operator/teaching station or 4 stalls per 1,000 square feet; whichever is greater.

11. Veterinary Hospital/Clinic: A minimum of one (1) parking space per 325 square feet.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-03-0022, Amended, 08/05/2003; Ord. No. O-03-0024, Amended, 08/05/2003; Ord. No. O-03-0042, Amended, 11/11/2003; Ord. No. O-04-0021, Amended, 05/11/2004; Ord. No. O-07-0042, Amended 09/25/07)

22-15-5. Parking Modification.

A. Criteria for Parking Deferral. The approving authority of a site plan may defer the construction of up to seventy-five percent (75%) of the off-street parking stalls required by this Article if an applicant demonstrates that the full amount of required parking is not needed for the site because:

1. The character of the use lowers the anticipated need for off-street parking as determined from data from similar uses and/or standards of the Institute of Traffic Engineers applicable to the proposed use; or

2. The use is immediately accessible to public transportation that serves a significant proportion of residents, employees, or customers who would otherwise use parking spaces at the site; or

3. A significant number of residents, employees, customers and/or other individuals who would normally use parking spaces at the site regularly walk or use bicycle or other non-motorized vehicular forms of transportation.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

B. Site Plan. Applicants for a parking deferral shall submit a site plan demonstrating that the total required parking can be accommodated on-site, and shall record a plat with the Utah County Recorder's Office designating the land to be reserved for future parking. The entire area included in the parking deferral shall be developed and maintained in landscaping; this landscaping may not be counted toward the landscaping requirement elsewhere in this Chapter.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

C. Notice of Change of Condition. Any person having an interest in property subject to a parking deferral shall notify the Director of Development Services of any change in the circumstances that the approving authority considered in granting the deferral.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

D. Revocation of Parking Deferral. The entity which granted a parking deferral may revoke the deferral in whole or in part upon a finding that all or a part of the required parking for the site which was deferred is needed for the site. The approving authority shall not revoke a deferral until the approving authority has provided the recipient with ten days written notice, by mail or personal service, of the approving authority's intent to consider a revocation of the deferral and has provided the recipient an opportunity to be heard regarding the grounds for revocation. Upon revocation of the deferral, the recipient of the deferral or the recipient's successor or assign shall construct that portion of the deferred parking to which the revocation applies within 120 days of the revocation.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

E. Reduction of Required Parking. The approving authority of a site plan may grant a reduction of up to fifty percent (50%) in the required number of parking stalls for commercial, industrial, and mixed use developments, if the applicant presents a parking-traffic study prepared by a traffic engineer, and demonstrates by clear and convincing evidence that the expected vehicle use and parking space demand for the development will be less than that predicted by the Institute of Transportation Engineers vehicle trip generation rates or less than minimum City parking requirements because:

1. The site incorporates a mix of office or retail uses with assembly and occupancy type uses identified in Section 22-15-4(F) which reduces the need for parking spaces because of shared parking; or
2. The site is adjacent to a mass transit route and the applicant provides a transit stop and related amenities, including a public plaza, pedestrian sitting areas, and additional landscaping (not to exceed 25% of the total area dedicated as a transit stop); and
3. It is demonstrated that the use of alternative modes of transportation, including mass transit, bicycles, and walking by customers, clients, or employees of the development will reduce the need for parking space.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

22-15-6. Pedestrian Access.

All sites in commercial zones which either have more than six hundred feet (600') of street frontage or are located adjacent to a mass transit stop shall include a pedestrian pathway extending from the public

right-of-way across any required landscaping to the parking lot or sidewalk.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

22-15-7. Bicycle Parking.

A. Required Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Article applies. The number of bicycle parking spaces to be provided shall be three or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Article shall not exceed thirty (30) spaces per building. **Exception:** The Director of Development Services may reduce or waive the bicycle parking requirements for developments that, in the opinion of the Director of Development Services, are not likely to attract bicycle traffic because of the nature, location or other circumstances associated with the development. Developments that are not likely to attract bicycle traffic include, but are not limited to, a car wash and personal storage units.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01; Ord. No. O-03-0025, Amended, 08/05/2003; Ord. No. O-05-0004, Amended, 2/8/2005)

B. Parking Facilities: Bicycle parking facilities, including either lockers or racks, shall be provided in all areas in which bicycle parking spaces are required. All bicycle-parking facilities shall:

1. Provide for storage and locking of bicycles, either in lockers, medium-security racks or equivalent facilities in which the user may lock both the bicycle frame and the wheels;
2. Be located on a raised island no less than six inches (6") in height, or within an area sufficiently protected from vehicular traffic;
3. Be designed so as not to cause damage to the bicycle;
4. Facilitate easy locking without interference from or to adjacent bicycles; and
5. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.
6. Be consistent with their environment in color and design and be incorporated whenever possible into building or street furniture design.
7. Be located in convenient, highly visible, active, well-lighted areas but not interfere with pedestrian movements.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

22-15-8. Reserved.

22-15-9. Interior Landscaping.

A. Required Landscaping. All off-street parking areas that contain ten (10) or more parking stalls, shall include interior landscaping as required by this Section. The requirements of this Section shall also apply to expansions of existing parking lots, including both the expanded parking area and the pre-existing parking area. Paving of a gravel, non-conforming parking area that does not increase the land area utilized for parking is not considered an expansion.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

B. Landscaped End-Islands. All parking areas subject to the requirements of this Section shall include landscaped islands, no smaller than eight feet (8') wide, at both ends of at least every other row of parking that is within seventy-five feet (75') of a dedicated street right-of-way, to delineate all on-site driving aisles. Each island shall contain at least one (1) deciduous tree. However, when the landscaped island is within fifty feet (50') of a dedicated street right-of-way or storefront, no trees shall be required in that island.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

C. Trees. Interior landscaping shall include deciduous trees at a minimum rate of one (1) tree for every three thousand (3,000) square feet of paved area on the site.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)

D. Large Parking Zone Landscaping Requirement. Parking zones containing more than fifty (50) stalls but less than seventy-five (75) stalls shall include a minimum of five percent (5%) of the parking zone area as interior landscaping. Parking zones containing at least seventy-five (75) stalls but less than one-hundred (100) stalls shall include a minimum of seven and one-half percent (7.5%) of the parking zone area as interior landscaping. Parking zones containing 100 or more stalls shall include a minimum of ten percent (10%) of the parking zone area as interior landscaping. Areas landscaped pursuant to the requirements of other sections of this Article may be counted toward fulfilling the requirements of this Section. No more than twenty-five percent (25%) of the interior landscaping required by this Section shall be located adjacent to a building.

(Ord. No. O-01-0005, Enacted, 2/13/2001; O-01-0021, Amended, 06/12/01)