

ORDINANCE 2005-08

AN ORDINANCE AMENDING CHAPTER 6 OF THE UNIFORM ZONING ORDINANCE OF TOOELE COUNTY, REGARDING OFF-STREET PARKING REQUIREMENTS

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - CHAPTER AMENDED. Chapter 6 of The Uniform Zoning Ordinance of Tooele County is hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

SECTION II - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date, if more than 15 days after passage.

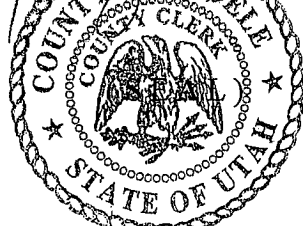
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 12th day of April 2005.

ATTEST:

TOOELE COUNTY COMMISSION:


DENNIS D. EWING, Clerk



DENNIS ROCKWELL, Chairmah



Marilyn K. Gillette
Chief Deputy Clerk

Commissioner Rockwell voted aye
Commissioner Lawrence voted aye
Commissioner Johnson voted aye

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney

CHAPTER 6

OFF-STREET PARKING REQUIREMENTS

Section

- 6-1. Purpose and scope.**
- 6-2. Off-street parking required.**
- 6-3. Site plan requirements for a building permit.**
- 6-4. Access to individual parking spaces.**
- 6-5. Number of parking spaces.**
- 6-6. Parking for the disabled.**
- 6-7. Access requirements.**
- 6-8. Location of gasoline pipe lines.**
- 6-9. Maintenance of parking lots.**
- 6-10. Off-street parking dimensions.**

6-1. Purpose and scope.

(1) The requirements of this chapter are intended to promote the orderly use of land and buildings by identifying minimum and maximum standards for accessory parking and loading facilities that will promote safe and convenient vehicular transportation and movement of goods. These requirements are also intended to help lessen traffic congestion and promote a cleaner environment through reducing the number of vehicle trips. Encouraging non-motorized transportation and relating parking requirements to the local land use/transportation system are consistent with the objectives of this chapter.

(2) The off-street parking and loading provisions of this chapter shall apply to all buildings and structures erected and all uses of land established after the effective date of this chapter. Where a building permit has been issued prior to the effective date of this chapter and provided that construction is begun within six months of such effective date and diligently pursued to completion within 18 months of the effective date of this chapter, parking and loading facilities in the amounts required for the issuance of said building permit may be provided in

lieu of any different amounts required by this chapter. If such building permit pertains to a stage of development only, any subsequent stage for which a building permit is required shall comply with the parking and loading requirements set forth in this chapter.

(3) When the intensity of any building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, additional parking and loading facilities shall be provided in the amounts by which the requirements for the intensified use exceed those for the existing use.

6-2. Off-street parking required.

At the time any building or structure is erected, enlarged, increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles in accordance with the requirements of this chapter.

6-3. Site plan requirements for a building permit.

Any application for a building permit shall include a site plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities.

6-4. Access to individual parking spaces.

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

6-5. Number of parking spaces.

(1) The minimum number of off-street parking spaces required shall be as follows:

Table 6.1 Parking Requirements	
Uses	Requirement
Athletic club, sports club/health spa	4.37 spaces per 1,000 square feet of gross floor area
Bank, located within a shopping center or store	0.63 spaces per 1,000 square feet of gross floor area
Bank	4.23 spaces per 1,000 square feet of gross floor area
Boarding house	1 space for each room for rent, plus 2 spaces; 2 additional spaces if a portion of the building is used as a single dwelling unit
Bowling alley	2.36 spaces per lane

Table 6.1 Parking Requirements

Uses	Requirement
Church	One and one-quarter (1 1/4) spaces for each six feet of linear pew or four seats. However: (i) Where a church building is designed or intended to be used by two congregations at the same time, two and one-quarter parking spaces shall be provided for each six feet of linear pew or four seats. (ii) For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, the necessary parking shall be determined by the planning commission.
Cleaning, servicing, testing or repair of materials or commodities	1 space for each 3 employees
Community center or recreational facility, for both commercial or private indoor	4 spaces per 1,000 square feet of gross floor space
Daycare facility	1 space for every 2 employees, plus 2 additional parking spaces, plus 1 loading space for every 8 clients
Dwelling, multi-unit	1.5 spaces for each residential dwelling unit
Dwelling, single living unit	2 spaces for each residential dwelling unit
Residential facility for disabled and elderly persons, and assisted living facility	1 space for each 3 dwelling units
Furniture/carpet/appliance store	1.22 spaces per 1,000 square feet of gross floor area
Gas station	2 spaces for each employee, excluding spaces to serve the gas pumps
Hospital	1.79 spaces per bed
Hotel/motel	0.89 spaces per room, with restaurants figured separately
Library, art gallery and museum	2 spaces for each 1,000 square feet of gross floor area
Light industrial/manufacturing, wholesale stores, repair shops for household equipment and radio and television, and repair establishment	1.59 spaces per 1,000 square feet of gross floor area
Machinery sales	2.1 spaces per 1,000 square feet of gross floor area
Motor freight companies	0.5 spaces per 1,000 square feet of gross floor area, plus 1 additional space for each vehicle used in the conduct of the business at any time
Motor vehicle sales	2.1 spaces per 1,000 square feet of gross floor area
Office, general	2.79 spaces per 1,000 square feet of gross floor area
Office, government	3.84 spaces per 1,000 square feet of gross floor area
Office, medical/dental clinic	4.11 spaces per 1,000 square feet of gross floor area
Paint/home improvement/hardware store	3.29 spaces per 1,000 square feet of gross floor area
Private club and lodge	1 space for each room for rent, plus 1 space for each 100 square feet of gross floor area, plus 1 space for each 4 employees
Production and manufacturing building	1.59 spaces per 1,000 square feet of gross floor area

Table 6.1 Parking Requirements	
Uses	Requirement
Public utility and public services use	1 space for each 3 employees, plus 5 spaces for public use
Restaurant, bar, cafeteria and other eating and drinking places:	
Fast food restaurant with less than 21 seats	0.5 spaces per seat
Fast food restaurant with 21 or more seats	14.14 spaces per 1,000 square feet of gross floor area
Quality/family restaurant, cafeteria and bar/lounge	15.89 spaces per 1,000 square feet of gross floor area
Retail sales store, personal service establishment, shoe repair, barber and beauty shops, etc.	4.1 spaces per 1,000 square feet of gross floor area
School, elementary, jr high or boarding (except high)	1 space for each 3 employees, plus 5 spaces
School, high	0.19 spaces per student
Supermarket	3.42 spaces per 1,000 square feet of gross floor area
Theater and auditorium	0.26 spaces per seat
Warehousing or storage, not to include self storage	1 space per 1,000 square feet of gross floor area
<p>Other Uses: For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied for parking, using as a guide the listed use which most closely resembles the use proposed.</p>	

(2) The zoning administrator may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be subject to the following conditions:

- (a) The number of shared spaces for two or more distinguishable land uses shall be determined by the following procedure:
 - (i) Multiply the minimum parking required for each individual use, as set forth in Table 6.1 by the appropriate percentage indicated in Table 6.2, Shared Parking Calculations, for each of the six designated time periods.
 - (ii) Add the resulting sums for each of the six columns.
 - (iii) The minimum-parking requirement shall be the highest sum among the six columns resulting from the above calculations.

(iv) Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

- (b) Other uses. If one or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 6.2, Shared Parking Calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.
- (c) An application for shared parking shall be submitted on a form approved by the zoning administrator.

(3) The maximum number of off-street parking spaces for any building or use shall not exceed the amount determined as follows:

(a) Parking lots of more than 20 and less than 51 spaces: Parking lots may not have more than 120% of the number of spaces identified in Table 6.1, not including accessible spaces, unless a minimum of 20% of the parking area is landscaped in accordance with the standards of this chapter.

(b) Parking lots of 51 spaces or more: No more than 110% of the number of spaces required as identified in Table 6.1 of this chapter, not including accessible spaces, are permitted.

Table 6.2 Shared Parking Calculations						
General Land Use Classification	Weekdays			Weekends		
	1:00 a.m. to 7:00 a.m.	7:00 a.m. to 6:00 p.m.	6:00 p.m. to 1:00 a.m.	1:00 a.m. to 7:00 a.m.	7:00 a.m. to 6:00 p.m.	6:00 p.m. to 1:00 a.m.
Office	5%	100%	5%	0%	15%	0%
Retail sales and services	0%	100%	80%	0%	100%	60%
Restaurant (not 24 hour)	20%	70%	100%	30%	75%	100%
Residential	100%	60%	100%	100%	75%	90%
Theater	0%	60%	100%	0%	80%	100%
Hotel						
Guest rooms	100%	55%	100%	100%	55%	100%
Restaurant/lounge	40%	60%	100%	50%	45%	100%
Conference rooms	0%	100%	100%	0%	100%	100%
Religious institution	0%	25%	50%	0%	100%	50%

6-6. Parking for the disabled.

(1) Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such. Parking spaces for the disabled shall be located in close proximity to the principal building. The designation of parking spaces for the disabled shall constitute consent by the property owner to the enforcement of the restricted use of such spaces to disabled motorists by Tooele County. Parking spaces for the disabled shall conform to the standards of the Americans with Disabilities Act.

(2) The number of required parking spaces accessible to the disabled shall be as described in Tables 6.3 and 6.4.

Table 6.3 Minimum Required Accessible Parking Spaces	
Total Parking Lot Spaces	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 percent of total
1001 and over	20, plus 1 for each 100 over 1000

NOTE: See 6-10(3) for other use specific requirements

Table 6.4 Van Parking Spaces Based on Required Parking Spaces	
Total Accessible Parking Lot Spaces	Required Minimum Number of Accessible Spaces
1 to 6	1
7 to 12	2
13 to 18	3
19 to 24	4
25 to 32	5
One additional van space for every six or fraction of six required accessible parking spaces	

6-7. Access requirements.

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

(1) Residential Lots - For each residential lot not more than two driveways, each of which shall be a maximum of 20 feet wide at the street lot line. Driveways shall not be closer than:

- (a) 12 feet to each other, and
- (b) 40 feet from any intersection on the side of the street where the driveway is located. The measurement is taken from the point of the intersection of the two converging front lot lines lying tangent to and in the same direction as the front lot lines, to the edge of the driveway.

(2) Other than Residential Lots - Access shall be provided to meet the following requirements:

- (a) Not more than two driveways shall be used for each 100 feet or fraction thereof of frontage on any street.
- (b) No two driveways shall be closer to each other than 12 feet, and no driveway shall be closer to a side property line than five feet.
- (c) Each driveway providing access to a single lot shall not be more than 35 feet wide, and each driveway providing access to two lots shall not be more than 50 feet wide per 100 feet of frontage, 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.
- (d) No driveway shall:
 - (i) be closer than 20 feet to the point of an intersection of two property lines;
 - (ii) be closer than 50 feet to the right of way line of any road or street corner;

- (iii) extend across any property line; and
- (iv) violate any conditions as shall be set forth in "Regulation for the control and protection of state highway rights of ways" by Utah Department of Transportation.
- (e) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six inch high back, unless another specification has been approved by the Department of Engineering.
- (f) In planned unit developments, when required, and subdivisions that have a density greater than one acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waived by the Department of Engineering.

6-8. Location of gasoline pumps.

Gasoline pumps shall be set back not less than 18 feet from any street line to which the pump island is vertical, and 12 feet from any street line to which the pump island is parallel, and not less than ten feet from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line.

6-9. 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) Each off-street parking lot shall be surfaced with an asphaltic or portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to contain all surface water, by an on site containment system. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

(2) The sides and rear of any non-residential off-street parking lot which faces or adjoins a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four nor more than six feet in height.

(3) Each parking lot shall be adequately landscaped and permanently maintained.

(4) Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any residential or commercial zoning district, and from street traffic.

6-10. Off-street parking dimensions.

The dimensions for parking stalls and associated aisles are established in Table 6.2 with the following modifications and additions to those dimensions:

(1) Parking stalls located adjacent to walls or columns shall be one foot wider to accommodate door opening clearance and vehicle maneuvering ability.

(2) Parking angles between 0° and 45°, and between 75° and 90° are not allowed. Requests for parking angles other than those shown on Table 6.2 may be made to the planning commission.

(3) Handicapped parking spaces shall comply with the following standards:

- (a) Regular handicapped parking stalls shall be 96" wide.
- (b) Van accessible stalls shall be 132" wide but may be permitted to be 96" wide where the access aisle is 96" wide.
- (c) All stalls shall have an access aisle with a width of no less than 60".
- (d) The maximum slope in any direction shall be no greater than 1:50 (2%).
- (e) Accessible routes must connect parking spaces to accessible entrances and be located on the shortest accessible route from parking to an accessible entrance. Where parking serves more than one accessible entrance, parking spaces shall be dispersed and located on the shortest

accessible route to the accessible entrances.

- (f) In parking facilities where the accessible route must cross vehicular traffic lanes, a marked crossing shall be made to enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.
- (g) Parking spaces for vans, access aisles and vehicle routes serving them shall provide a minimum height clearance of 98".
- (h) All parking spaces shall be identified with the International Symbol of Accessibility. Signs identifying van spaces shall contain the designation "van accessible." Signs shall be a minimum of 60" above the finished floor or ground measured to the bottom of the sign.
 - (i) Hospital outpatient facilities shall have ten percent of patient and visitor parking spaces set aside for handicapped parking.
 - (j) Rehabilitation and outpatient physical therapy facilities specializing in treating conditions that affect mobility shall have 20 percent of patient and visitor parking spaces set aside for handicapped parking.
 - (k) Multi-family residential facilities shall provide:
 - (i) at least one parking space per dwelling unit required to provide mobility features;
 - (ii) two percent with no fewer than one space for each residential dwelling that exceeds one parking space per unit.
 - (iii) parking spaces per Table 6.3 where spaces are provided for persons other than residents.

Table 6.5, Off-Street Parking Dimensions						
Parking Angle	Stall Width	Vehicle Projection	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0°	22'00"	9'00"	9'05"	27'05"	0'00"	2'00"
45°	9'00"	16'10"	12'06"	46'04"	2'03"	2'00"
50°	9'00"	17'05"	13'03"	48'01"	2'00"	2'00"
55°	9'00"	17'11"	13'11"	49'09"	1'10"	2'01"
60°	9'00"	18'03"	14'07"	51'01"	1'07"	2'02"
65°	9'00"	18'06"	15'06"	52'06"	1'04"	2'03"
70°	9'00"	18'07"	16'04"	53'06"	1'01"	2'04"
75°	9'00"	18'06"	17'10"	54'10"	0'10"	2'05"
90°	9'00"	17'06"	22'07"	57'07"	0'00"	2'06"