

AN ORDINANCE OF THE CITY COUNCIL OF LAVERKIN, UTAH, AMENDING TITLE 10, CHAPTER 10, "OFF-STREET PARKING" OF THE LAVERKIN CITY CODE, ESTABLISHING RULES AND REGULATIONS PERTAINING TO OFF-STREET PARKING IN THE CITY OF LAVERKIN.

WHEREAS the City Council of LaVerkin City, Utah (the "City"), is authorized pursuant to the Utah Municipal Code and the general police powers of the City to adopt ordinances regulating land use and off-street parking requirements in order to protect the public health, safety, and welfare; and

WHEREAS the City has determined that portions of the City's existing off-street parking regulations are outdated, ambiguous, incomplete, or inconsistent with current land use patterns, development practices, parking demands, and community needs; and

WHEREAS the City Council finds that revisions to the City's off-street parking regulations are necessary to promote public safety, reduce congestion on public streets, improve traffic circulation, preserve access for emergency vehicles, protect adjoining properties and neighborhoods, and provide clearer standards for property owners, developers, businesses, residents, and City staff; and

WHEREAS the proposed amendments are intended to modernize and clarify the City's off-street parking regulations, establish fair and consistent parking standards, and address issues relating to the location, design, number, maintenance, and use of off-street parking facilities within the City; and

WHEREAS the LaVerkin City Planning Commission has reviewed the proposed amendments and has conducted a duly noticed public hearing thereon in accordance with applicable provisions of Utah law and City ordinance; and

WHEREAS, following such public hearing and consideration of public comment, the LaVerkin City Planning Commission has forwarded a recommendation to the City Council regarding the proposed amendments; and

WHEREAS the City Council finds that adoption of the amendments set forth herein is in the best interest of the residents of LaVerkin City and will promote the orderly development, safety, convenience, appearance, and general welfare of the community.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the LaVerkin City Council that Title 10 Chapter 10, "Off-Street Parking" of the LaVerkin City Code is hereby amended in its entirety to read as follows:

CHAPTER 10 OFF STREET PARKING

SECTION:

10-10-1: Required

10-10-2: Size

10-10-3: Access to Individual
Spaces

10-10-4: Number of Spaces

10-10-5: Location

10-10-6: Specifications

10-10-7: Vehicle Condition

10-10-8: Location of Gasoline
Pumps

10-10-9: Maintenance of Lots

10-10-10: Design Standards for Parking Lot Layout

10-10-1: REQUIRED:

At the time that any building or structure is erected, enlarged or increased in capacity, or any use is established, there shall be provided off street parking spaces for automobiles in accordance with the following requirements. (Ord. 99-07, 6-16-1999)

10-10-2: SIZE:

The dimensions of each off-street parking space shall be at least nine feet by twenty feet (9' x 20'). Handicap spaces will meet ADA requirements and other local, state, and federal laws designed to accommodate persons with physical disabilities. (Ord. 99-07, 6-16-1999; amd. Ord. 2002-08, 7-17-2002)

10-10-3: ACCESS TO INDIVIDUAL SPACES:

Except for one-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street. (Ord. 2009-02, 2-18-2009)

10-10-4: NUMBER OF SPACES:

The number of off-street parking spaces required shall be as follows:

Automotive repair	5 space minimum or 1 space/200 sq. ft. of building area whichever is greater.
Office (general)	1 space/250 sq. ft. of building area.

Church	1 space/3.5 fixed seats or 1 space/25 sq. ft. of assembly area.
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Auditorium or club	1 space/4 fixed seats or 1 space/ 100 sq. ft. of assembly area.
Day care or preschool facility	1 space/employee, plus 1 space/ 10 children.
Single-family, twin home, triplex or fourplex	2 covered spaces within an enclosed garage. (20' x 20") Tandem parking may be allowed based on the city's determination
Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area.
Hospital	1 space/bed, plus 1/2 space/bed for employee parking.
Convalescent/nursing home	1 space/3 beds, plus 1 uncovered guest space/4 beds.
Restaurant, café, bar or other eating and drinking establishment with seating.	1 space/ 100 sq. ft. of building area, plus 1 lane for each drive-up window with 4 stacking spaces before the menu board.
Retail center	1 space/250 sq. ft. of building area.
Transient lodging facilities (BnB/VR) (pertaining to bed and breakfast (BnB) and vacation rental (VR) facilities)	See sections <u>10-6A-2-1</u> , <u>10-6B-21</u> , <u>10-6D-2-1</u> , and <u>10-6D1-2-1</u> of this title, summarized as 1.1 spaces for each living or sleeping unit, plus not less than 2 additional parking spaces for resident family in BnB facilities, plus parking space for all accessory uses as herein specified
Transient lodging facilities (non-BnB/VR) (including, but not limited to, hotels, motels, motor hotels, lodges, inns, etc., but not including bed and breakfast and vacation rental facilities)	1.1 spaces for each living or sleeping unit, plus not less than 3 additional parking spaces for employee parking, plus parking space for all accessory uses as herein specified

Wholesale establishments, warehouses, manufacturing establishments and all industrial uses Manufacturing facility	As determined by conditional use permit or by planned unit development requirements, if applicable, or by the planning commission, but in no case fewer than 1 space for each employee
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	projected for the highest employment shift 1 space/500 sq. ft. of building area.
All other uses not listed above	As determined by the building inspector, based on the nearest comparable use standards
Accessory dwelling unit (Exterior and Interior).	1 uncovered space. Tandem parking may be allowed based on the city's determination.
Care facility	1 space/3 beds.
Homeless or emergency shelter	1 space/staff member of largest shift.
Mobile home park	2 spaces/unit, plus 1 uncovered guest space/3 units. Tandem parking may be allowed based on the city's determination
Multi-family apartments - studio, single bedroom unit, two-bedroom unit or three bedroom unit	1 covered space/unit, 1 uncovered space per unit plus 1 uncovered guest space/3 units.

Multi-unit residential Guest Parking	All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium and townhome projects the required guest parking spaces shall not be individually sold or assigned to units. All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required
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	parking spaces unavailable to residents and guests.
Senior citizen apartment housing	1 covered space/unit plus 1 uncovered guest space/3 units.
Townhomes/condos	2 enclosed parking spaces per unit plus 1 uncovered guest space/3 units.
Automotive sales	1 space/ 1,000 sq. ft. of display area plus 1 space for every 250 square feet of office area.
Auto wash (self-service)	2 spaces minimum plus 1 stacking space/self-wash stall.
Service station, gas station	3 spaces plus 1 space for every 250 square feet of convince store floor area.

Bank, saving and loan, financial institution	1 space/200 sq. ft. of building area, plus 4 stacking spaces for every drive thru lane.
Barber or beauty salon	1 space/250 sq. ft. of building area.
Convenience store.	1 space/250 sq. ft. of building area.
Bed and Breakfast, vacation rentals	1 space for each rented bedroom.
Delicatessen or donut shop	1 space/250 sq. ft. of building area
Fitness and wellness studio	1 space/250 sq. ft. of building area
Hotel, motel, transient lodging	1 space/bedroom or unit, plus 2 spaces for employees.
Laundry or dry-cleaning facility	1 space/250 sq. ft. of building area.
Lumber yard	1 space/500 sq. ft. of enclosed storage area.
Mortuary or funeral home	1 space/25 sq. ft. of assembly area.
Nail Salon	1 space/ 100 sq. ft. of building area.

Office (medical or dental)	1 space/200 sq. ft. of building area.
Open air market	1 space/250 sq. ft. of vending area, plus 1 space/vendor space.
Plant nursery	1 space/250 sq. ft. of building area (excluding greenhouses).
Restaurant with drive-thru facilities.	1 space/ 100 sq. ft. of building area, plus 1 lane for each drive-up window with 4 stacking spaces before the menu board.
Theater	1 space/4 fixed seats.
Veterinary clinic	1 space/200 sq. ft. of building area.

understand the necessary parking provisions applicable to each permitted use, as these criteria can vary significantly depending on the nature of the activity or facility.

10-10-5: LOCATION

Off-street parking facilities shall be located as required in this section.

- A. For all uses, required parking facilities shall be located on the same lot or building site as the buildings they are required to serve.

10-10-6: SPECIFICATIONS:

- A. Driveways Required: Building permits for new home construction, and new garage construction shall specify and require a driveway from the main or front entrance of each garage to the point where the lot line abuts a public or private street. Each driveway shall be constructed of either asphalt or cement and shall be at least the width of the garage opening plus two feet (2'), except in the case of a flag lot which shall be subject to the width and surface requirements set forth in section 10-7-12 of this title.
- B. Number: Not more than two (2) driveways shall be used for each one hundred feet (100') or fraction thereof of frontage on any street utilizing high back curb and gutter.
- C. Distance: No two (2) of said driveways shall be closer to each other than twelve feet (12') on the same lot.
- D. Curb Cutting: Each driveway cut in high back curb shall be not more than thirty-five feet (35') in width, measured at right angles to the centerline 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.
- E. Corner Lot: No driveway shall be closer than twenty-five feet (25') to the intersection, measured along the property line.
- F. Safety Island: In all cases in commercial zones where there is an existing high back curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted driveway. On the two (2) ends and street side of each such island shall be constructed a concrete curb, the height, location and structural specifications of which shall be approved by the city engineer. (Ord. 2006-32, 10-4-2006)
- G. Shared Parking Facilities: Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary. Requests for shared parking are subject to the approval of the planning commission. Requests shall be subject to the following guidelines. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which joint use is proposed.

1. The number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.
2. Parking facilities shall not be located further than two hundred feet (200') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.
3. A written agreement shall be executed by all parties concerned, assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management. (Ord. 99-07, 6-16-1999; amd. Ord. 200632, 10-4-2006)

G. Overflow Parking: All parking lots or stalls in excess of the minimum requirements for section 10-10-4 of this chapter constitute overflow parking and may be provided at the property or business owner's discretion. (Ord. 2002-08, 7-17-2002; amd. Ord. 2006-32, 10-4-2006)

10-10-7: VEHICLE CONDITION:

All vehicles parked on streets or in off street parking must be in running condition. Any parking of vehicles not in running condition will be deemed a nuisance. (Ord. 99-07, 6-16-1999)

10-10-8: LOCATION OF GASOLINE PUMPS:

Gasoline pumps shall be set back not less than eighteen feet (18') from any street line to which the pump island is vertical and twelve feet (12') from any street line to which the pump island is parallel, and not less than ten feet (10') 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. (Ord. 99-07, 6-16-1999)

10-10-9: MAINTENANCE OF LOTS:

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

- A. Required: Each parking lot shall be permanently maintained. (Ord. 99-07, 6-16-1999)
- B. Surfacing & Structure: Parking lots must be paved with concrete or asphalt and maintained in a smooth, well-graded condition.
 1. Striping and Marking: Faded parking lot lines must be restriped to maintain clear parking stalls and traffic flow.
- C. Screening: The sides and rear of any off-street parking lot which face or adjoin a residential district shall be screened from such district by a masonry wall or solid visual barrier fence eight feet (8') in height. If a 6-foot-high block wall already exists between proposed

parking areas and residential areas, no additional wall height is required for screening purposes.

- D. Lighting: Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any residential district and from street traffic. (Ord. 9907, 6-16-1999)
- E. Landscaping: All landscaping must be maintained
- F. Overflow parking lots or stalls may be surfaced with asphalt, concrete, gravel or other all-weather surfaces so as to provide for a dustless surface. (Ord. 2002-08, 7-17-2002)
- G. Any business change of use will require the parking lots to be brought to the current code.
- H. All commercial parking lots and landscaping will be annually inspected to the code requirements; this must be done to receive a renewed business license.

10-10-10: DESIGN STANDARDS FOR PARKING LOT LAYOUT

Parking space dimension. The minimum size of parking spaces and drive aisles for surface parking shall be as set forth in the following table:

Parking Standards:				
Parking Angle (In Degrees)	Stall Width	Stall Depth	One-Way Aisle	Two-Way Aisle
	9 feet	25 feet		
30	9 feet	19 feet	15 feet	24 feet
45	9 feet	20 feet	15 feet	24 feet
60	9 feet	23 feet	18 feet	25 feet
90	9 feet	20 feet	27 feet	27 feet
Parking spaces that are located in drive aisles that are single-loaded shall be provided with a 25-foot unobstructed back- up distance.				

- A. Parking layout. The design standards set forth in this section shall apply to all required off-street parking areas.
- B. Front yards. Parking shall not be permitted in any required front yard.
- C. Forward travel. Forward travel to and from parking facilities from a dedicated street or alley is required for all uses except residential. The parking area shall be to facilitate the turning of vehicles to permit forward travel upon entering a street.
- D. Landscaping.
 - (a) On-site landscape planting and irrigation plans shall be required for all commercial, industrial and multi-family residential projects.

(b) Notwithstanding anything to the contrary stated in this code, all parking areas shall have landscaping installed according to the following table.

Total Number of Parking Stalls	Percent of Parking Area Landscaped
0-24	6
25-49	8
50+	10

(c) Landscaping shall be located in such a manner that 50% is distributed within the parking area and 50% is distributed around the perimeter of the parking area. For every 12 linear parking stalls, one four (4) foot wide planter shall be installed. A 4-foot-wide landscape planter shall be installed at the end of all parking rows.

(d) All parking stalls adjacent to planted areas shall have continuous impact curbing not less than six inches in height.

(e) Landscape planters adjacent to parking stalls shall contain a strip of concrete, six inches by six inches, at the back of the six-inch raised curb designed to accommodate a step-out for motorists, exiting parked cars.

Loading spaces

At the time of a change of use of any main building or part thereof for manufacturing, or commercial purposes, if said main building has a gross floor area of more than 2,500 square feet, there shall be provided and maintained at least one loading space of not less than 12 feet in width, 25 feet in length and 14 feet in height (clearance), with adequate ingress and egress from a public street or alley. There shall be an additional loading space for each additional 15,000 square feet of floor area or fraction thereof. No loading dock shall be closer than 25 feet to any public street.

Bicycle Rack Design Requirements

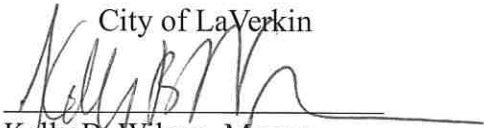
Bicycle parking facilities and racks shall be designed to meet the following criteria:

- A. Each space shall be 2 feet in width by 6 feet in length or greater.
- B. Two (2) feet of clearance shall be provided between bicycle parking spaces or other obstructions.
- C. A minimum of 5-foot-wide aisle or space shall be provided behind all bicycle parking to allow room for bicycle maneuvering.
- D. Bicycle parking facilities shall be illuminated.

BE IT FURTHER ORDAINED that the provisions of this ordinance shall supersede any other provision of the LaVerkin City Code relating to the subject matter contained herein.

BE IT FURTHER ORDAINED that this ordinance shall take effect, after approval and passage, at the earliest date allowed by Utah law after publication and posting.

PASSED AND APPROVED on this 17th day of June, 2026.

City of LaVerkin

Kelly B. Wilson, Mayor

Attest:

Nancy Cline, City Recorder

The foregoing Ordinance was presented at a regular meeting of the LaVerkin City Council held in the LaVerkin City Council Chambers, located at 111 South Main Street, LaVerkin, Utah, on the 17th day of June, 2026, whereupon, a motion to adopt said Ordinance was made by John Valenti and seconded by Amanda Barr.

A roll call vote was then taken with the following results:

NAME	VOTE
<u>John Valenti</u>	<u>yes</u>
<u>Amanda Barr</u>	<u>yes</u>
<u>Scot Pectol</u>	<u>yes</u>
<u>Micah Gubler</u>	<u>yes</u>
<u>Darren Prince</u>	<u>yes</u>
 Nancy Cline, Recorder	

