

13.80.010: PURPOSE:

The purpose of this chapter is to reduce street congestion and traffic hazards in the City by incorporating adequate, attractively designed facilities for off street parking and loading as an integral part of every use of land in the City. (Ord. 2012-15, 9-20-2012)

13.80.020: OFF STREET PARKING REQUIRED:

A. Parking Required: There shall be provided at the time any building or structure is erected or enlarged or increased in capacity, or any use is established, off street parking spaces for automobiles in accordance with the requirements in this chapter.

B. Plans Required To Obtain Building Permit: All applications for a building permit shall be accompanied by a plot plan showing the required parking spaces, with ingress and egress. The plan shall be reviewed and approved by the Community Development Department.

C. Alternatives To On Site Parking: The required off street parking for any new use, structure or building which, due to the size or location of the parcel, cannot be provided on the premises may be provided on other property not more than a three hundred foot (300') distance from the building site measured along the shortest available pedestrian route of access upon a finding by the Planning Commission that the off site parking is conveniently located for such use and will not create a traffic or safety problem. (Ord. 2012-15, 9-20-2012)

13.80.040: NUMBER OF SPACES REQUIRED:

Under no circumstances shall there be less parking spaces provided than actually required by the use.

A. Number Specified:

The minimum number of off street parking spaces required in all zones except the HV Zone, shall be as follows:

Amusement center (arcade)	1 space per 100 square feet of floor area
Apartments for elderly persons	1 space for each dwelling unit
Automobile or machinery sales and service garages	2 spaces plus 1 space for each 400 square feet of net floor area
Banks and business or professional offices	2 spaces plus 1 space for each 200 square feet of <u>net usable</u> floor area
Bed and breakfast	1 space for each person employed on the highest employment shift, plus 1 space for every guestroom, plus parking for all accessory uses defined in this title
Bowling alleys	5 for each alley
Churches	1 space for each 61/2 feet of linear pew or 31/2 seats in the auditorium; provided, however, that where a church building is designed or intended to be used by 2 congregations <u>or special meetings, an additional 50% of the minimum spaces required shall be provided.</u> ~~11/2~~

~~parking spaces shall be provided for each 3 1/2 seats in the auditorium. 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~~

Dance halls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditorium	3 spaces for each 100 square feet of floor area used by assembly or dancing
Daycare center for children	4 spaces plus 1 space per 500 square feet of floor area
Dormitory building	1 space for each tenant
Dwellings, multiple	2 spaces for each <u>3 bedroom unit</u> , <u>1.5 for each 2 bedroom unit</u> , <u>1 space for each 1 bedroom unit dwelling unit</u>
Dwellings, single-family	2 spaces for each dwelling unit
Dwellings, internal accessory dwelling unit	1 space for each dwelling unit
Funeral homes, mortuaries	1 space for each 40 square feet of floor area in assembly room
Furniture and appliance stores, household equipment or furniture repair shop	1 space for each 600 square feet of gross leasable area
Hospitals and convalescent hospitals	2 spaces per bed for the total capacity of building
Hotels and motels	1 space for each living or sleeping unit, plus parking for all accessory uses as defined in this title
Indoor firearms and/or archery range	2 spaces per shooting point
Manufacturing plants, research or testing laboratories, bottling plants	1 space for each person employed on the highest employment shift
Medical or dental clinics	6 spaces for each doctor's office plus 1 space per employee
Nursing homes	4 spaces plus 1 space per each 5 beds
Recreation	4 spaces per court for tennis courts, 3 spaces per court for racquetball courts, 2 spaces per court for squash courts
Residential facility for elderly persons	2 spaces for the dwelling unit, plus 2 spaces for visitors, the parking spaces may be arranged 1 behind the other
Residential healthcare facility	4 spaces for facilities with 5 or less residents, the parking spaces may be arranged 1 behind the other; and 4 spaces plus 1 space per each 5 beds
Restaurant, coffee/juice bar - full service	1 space per 100 square feet of dining area or 1 space for each <u>43</u> seats (whichever is greater) plus 1 stall per each shift employee. Required parking shall not include minimum spaces required in drive-thru lanes (section 13.80.140 of this chapter)
Restaurant, drive-up/drive-thru (fast food outlet with large portion of take-out and/or drive-thru service)	<u>2-1</u> spaces per 100 square feet of dining area or 1 space for each <u>21/24</u> seats (whichever is greater) plus 1 stall per each shift employee. Required parking shall not include minimum spaces required in drive-thru lanes (section 13.80.140 of this chapter)
Restaurants or private nonprofit clubs	1 space for each 2 1/2 seats or 3 spaces per 100 square feet of floor area, whichever is greater
Retail stores, shops, etc., except as provided in this subsection	1 space for each 200 square feet of retail floor space
Rooming/boarding house	1 space per bedroom

Schools	1 space for each 31/2 seats in an auditorium, plus 1 space for each administrator and faculty
Shopping centers	5 spaces for each 1,000 square feet of gross leasable area
Short term rental	2 spaces per dwelling unit plus 1 additional space for each bedroom exceeding 2 bedrooms. For buildings with 2 dwelling units or less, the third and fourth spaces, when required, can be in tandem with the first 2 spaces required
Sports arenas, auditoriums, theaters, assembly halls and meeting rooms	1 space for each 3 seats of maximum seating capacity
Trailer sales	5 spaces minimum, or 5 percent of the total site area excluding the landscaped areas, whichever is greater
Wholesale establishments, warehouses, service and maintenance centers and communication equipment buildings	1 space for each person employed during the highest employment shift

B. Adjustments to Minimum Off-Street Parking Stalls:

1. The following percentages of the minimum stalls required may be designed, designated and maintained to accommodate "Compact" cars or motorcycles, scooters.

a. A maximum of 25% of minimum stalls required may be compact stalls

b. A maximum of 15% of minimum stalls required may be motorcycle/scooter stalls

2. Adjustments to minimum parking requirements may be allowed to account for local factors and proposed development strategies which reduce traffic demand generated by the land use.

Upon application in according to section 13.08 of this Title, a review and approval by the Planning Commission with a recommendation from the TRC, a property owner may apply to adjust the required minimum parking according to the following table of allowable strategies

<u>Strategy</u>	<u>Description</u>	<u>Typical Reduction</u>	<u>Traffic Reduction</u>
<u>Shared Parking</u>	<u>Have each parking space serve multiple users and destinations.</u>	<u>10-30%</u>	
<u>Parking Regulations</u>	<u>Regulations that favor higher-value uses such as service vehicles, deliveries, customers, quick errands, and people with special needs.</u>	<u>10-30%</u>	
<u>More Accurate and Flexible Standards</u>	<u>Adjust parking standards to more accurately reflect demand in a particular situation.</u>	<u>10-30%</u>	
<u>Smart Growth</u>	<u>Encourage more compact, mixed, multi-modal development to allow more parking sharing and use of alternative modes.</u>	<u>10-30%</u>	<u>X</u>
<u>Walking and cycling Improvements</u>	<u>Improve walking and cycling conditions to expand the range of destinations serviced by a parking facility.</u>	<u>5-15%</u>	<u>X</u>
<u>Increase Capacity of Existing Facilities</u>	<u>Increase parking supply by using otherwise wasted space, smaller stalls, car stackers and valet parking, without impacting required landscaping.</u>	<u>5-15%</u>	
<u>Mobility Management</u>	<u>Mandated efficient travel patterns, including changes in mode, timing, destination and vehicle trip frequency of staff, employees.</u>	<u>10-30%</u>	<u>X</u>

<u>Parking Pricing</u>	<u>Charge motorists directly and efficiently for using parking facilities.</u>	<u>10-30%</u>	<u>X</u>
<u>Financial Incentives</u>	<u>Provide financial incentives to staff, employees to shift mode.</u>	<u>10-30%</u>	<u>X</u>
<u>Bicycle Facilities</u>	<u>Provide bicycle storage and changing facilities.</u>	<u>5-15%</u>	<u>X</u>
<u>Improve User Information and Marketing</u>	<u>Provide convenient and accurate information on parking availability and price, using maps, signs, brochures and electronic communication.</u>	<u>5-15%</u>	<u>X</u>

B. Developments In The HV Zone:

1. Minimum Number Of Parking Spaces: All developments within the HV Zone shall provide a minimum number of off street parking spaces in the amount specified on chart 13.80.1 in this section. In no case shall the parking provided be less than that required by the use(s) allowed within the structure except as specifically allowed by the Planning Commission upon request per subsection B4 of this section. Notwithstanding the foregoing, when shared parking is furnished as provided in section 13.80.050 of this chapter, the total number of required parking spaces may be reduced as authorized in that section.

CHART 13.80.1

Use	Required Spaces
Bed and breakfast	1 space per bedroom plus 1 space
Daycare/preschool	3 spaces plus 1 space for each employee on the premises at the same time
General business and professional office (except medical and dental office)	2.5 spaces per 1,000 square feet of net leasable area
General retail	2.5 spaces per 1,000 square feet of net leasable area
Medical and dental office	6 spaces for each doctor's office plus 1 for each employee working at the same time
Neighborhood market	3.5 spaces per 1,000 square feet of net leasable area
Personal services	2.5 spaces per 1,000 square feet of net leasable area
Public and quasi-public use	As provided in this section for most similar use
Residential ¹	1 space for each 1 bedroom unit
	1.5 spaces for each 2 bedroom unit
	2 spaces for each 3 bedroom unit
Restaurant	1 space for each 4 seats

1 Note:

2 1. When a dwelling unit has over 4 bedrooms, the Community Development Director shall
3 designate the number of required spaces.

4 2. Existing Surface Parking Lots: The use of existing surface parking lots within the HV Zone
5 may be continued so long as upon expansion or remodeling of the associated structures (see
6 section 13.71.060 of this title), the parking lot is improved, where reasonably possible, to meet the
7 requirements of this section. Exceptions may be granted by the Community Development Director
8 using alternative parking located within two hundred feet (200') from the project site.

9 3. Maximum Number Of Spaces: In the HV Zone, the maximum number of surface lot parking
10 spaces shall be no more than one hundred twenty five percent (125%) of the required minimum
11 number of spaces as required in chart 13.80.1 of this section.

12 4. Abutting Public Parking: The Planning Commission may allow for fifty percent (50%) of
13 immediately abutting parking stalls in the public right-of-way to be counted toward the minimum
14 required number of stalls for a use in the HV Zone as per chart 13.80.1 of this section, if:

15 a. The use can demonstrate that the abutting parking stalls will be used by the customers of
16 that use as the primary parking location within the village, and

17 b. The use can demonstrate that the reduced number of on site parking stalls in conjunction
18 with the abutting stalls in the right of way will be adequate to accommodate the general business
19 activity on the site, and

20 c. The approval of abutting stalls in the public right of way will not detrimentally impact
21 overall parking capacity of the Holladay Village area and does not represent a violation of the
22 spirit and intent of this title, and

23 d. The abutting on street stalls will not be marked, signed or implied by the use that any stall
24 is reserved for exclusive use by the business. (Ord. 2016-25, 11-3-2016)

25 C. Number Of Parking Spaces For Uses Not Specified: For any use of building not specified in
26 this section, the off street parking requirement shall be determined by the community
27 development director being guided, where appropriate, by the requirements set forth in this
28 section for uses or buildings which, in the opinion of the community development director, are
29 similar to the use or building under consideration.

30 D. Gross Floor Area Defined: "Gross floor area" means the total floor area designed for public
31 access, including basements, mezzanines and upper floors. (Ord. 2013-26, 10-10-2013; amd. Ord.
32 2021-24, 9-9-2021)

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35 **13.80.050: SHARED PARKING:**

36 A. Permitted: Notwithstanding any other parking requirements provided in this chapter, when
37 nonresidential land uses occupy the same or abutting lots in the R-M, C-1, C-2, HV, or the O-R-D
38 zone, the total number of off street parking spaces required for each use (section 13.80.040 of this
39 chapter) may be combined and shared upon approval as provided herein. A proposal for sharing
40 of off street parking shall be presented to the planning commission for site plan review and
41 conditional use approval. (Ord. 2015-02, 2-5-2015)

42 B. Application Information: An application for shared parking shall contain the following:

43 1. The location and type of each use that will share the parking facility;

1 2. The total parking requirements for each use as provided in section 13.80.040 of this chapter
2 or other applicable provision of this title;

3 3. The proposed hours of operation of each use;

4 4. Documentation that shows the uses sharing a parking lot are unlikely to produce a
5 substantial demand for parking at the same time;

6 5. The number and size of proposed parking spaces. All spaces shall meet the size
7 requirements in subsection 13.80.030A of this chapter, size of spaces;

8 6. A site plan that demonstrates that the proposed shared parking facility will comply with all
9 the standards required by this code for parking lot development;

10 7. Proof of ownership of shared parking facility; and

11 8. A landscaping plan.

12 C. Approval Conditions: Shared parking shall only be approved if:

13 1. The shared parking facility is located on land in the same ownership as the use, which
14 ownership is established by deed, easement or lease;

15 2. Ownership as established in subsection C1 of this section is maintained for the duration of
16 the shared parking permit;

17 3. A sufficient number of spaces are provided to meet the maximum parking demand of the
18 participating uses;

19 4. Satisfactory evidence establishes that the participating uses are unlikely to produce a
20 substantial demand for parking at the same time;

21 5. A disclosure statement is recorded with the city recorder's office stating that the use on the
22 property is contingent on the existence of a shared parking approval;

23 6. Additional landscaping is provided, as required by the planning commission; and

24 7. There is a finding by the planning commission that the shared parking facility is
25 conveniently located for such use, readily used, and will not create a traffic or safety problem.

26 D. Changes: Any subsequent change in use, occupancy, hours of operation, or to a structure shall
27 require review by the community development director to ensure that any such change complies
28 with the provisions of this chapter. Failure to comply may result in the revocation of the
29 conditional use permit. (Ord. 2012-15, 9-20-2012)