

Nephi City
ORDINANCE 10-04-2022

OFF-STREET PARKING AND LOADING REQUIREMENTS

**OFF-STREET PARKING STANDARDS AND REQUIRED MAINTENANCE FOR
PARKING LOTS, AREAS , AND ACCESSES**

WHEREAS, Nephi City wishes to update their standards for off-street parking and loading; and

WHEREAS, Nephi City wishes to set requirements for approval, installation and maintenance for off-street parking lot and loading areas, accesses to parking lots, landscape requirements for parking areas, and number of required stalls for off-street parking.

NOW THEREFORE, be it ordained by the City Council of Nephi City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. "10.16 Off Street Parking And Loading " is hereby amended as follows:

Chapter 10.16 has been renamed from "Off Street Parking And Loading" to "Off Street Parking And Loading ".

SECTION 3: Amendment. "10.16.2 Off-Street Parking Required" is hereby amended as follows:

10.16.2 Off -Street Parking **Required**

1. ~~General: There shall be provided at the time of erection~~**Off-Street Parking Required: Every use regulated by this title shall have parking as required by this chapter.**

~~of any main building or At the time any main building is enlarged or increased in capacity or converted to a new use, minimum off street parking space with adequate provision for ingress and egress by standard size automobiles in accordance with the requirements herein.~~

2. Off-Street Parking for Change of Buildings or Use: At the time when any main building or structure is constructed, expanded, increased in capacity, or converted to a new use, minimum off street parking shall be provided with adequate provision for ingress and egress in accordance with the requirements herein.

~~2. Size: For the purpose of this chapter, one parking space shall be assumed to be one hundred eighty (180) square feet, exclusive of adequate interior driveways.~~ **Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Section are provided.**

3. ~~Access: Adequate ingress and egress to all uses shall be provided as follows:~~Exception: For building alterations and expansions, only the area being altered or expanded

~~a. Access to commercial or industrial lots shall be by either:~~must comply with this section, all previous parking, installed prior

~~i. A maximum of one driveway for each one hundred feet (100') of frontage to the enactment of this ordinance, shall be considered in compliance (grand-fathered) as is.~~

~~on a public street, such driveway to be not over thirty five feet (35') in width, or less than sixteen feet (16') (for one-way traffic); or~~ 4. Site Plan Review for Parking is Required for Commercial, Industrial, or Two or More Residential Dwelling Units (Prior to Obtaining a Building Permit): All applications for

~~ii. a maximum of one driveway for each two hundred feet (200') of frontage on a public street, such driveway to be not over forty five feet (45') in width.~~a commercial, industrial, or residential use, excepting single family dwelling units, shall apply for a site plan review and, shall comply with the site plan review processes as outlined in Chapter 10.

~~b. Access driveways shall not be closer to each other than twelve feet (12').~~17 Site Plan Review, including a review by the Development Review Committee (DRC)

~~c. No off street parking lot shall be constructed in a manner that would allow vehicles to back out into a public street.~~ and approval through the Planning Commission. Such site plans shall show a parking layout that complies with the provisions of this chapter that (if

~~d. In a commercial zone, no driveway shall be closer to an intersection of two (2) streets than forty feet (40'), measured from the corner point of the property line. In a residential zone, the minimum distance shall be forty feet (40').~~applicable to the use) shows; arrangement, and dimensions of off-street parking areas, parking spaces, parking lanes, aisles/driveways, ingress and egress, walls, landscaping and barriers, sidewalks, loading areas, internal automobile and pedestrian circulation, and lighting design. Parking requirements will be calculated separately for each business or

~~e. Height, location, structural specifications, maximum and minimum curb radii permitted, and maximum roadway approach angles to the centerline of the street are subject to city standards.~~ land use proposed, and a total of parking stalls shall be shown along with the calculations used to determine the number of parking stalls for each use.

HISTORY:

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SECTION 4: Amendment. "10.16.3 General Off-Street Parking Provisions" is hereby amended as follows:

10.16.3 ~~Floor~~General Area~~Off-Street~~ DefinedParking Provisions

~~"Floor area", in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for nonpublic purposes, such as storage, incidental repair, processing~~ A. Floor Area Defined: As used in this section of code the terms "floor

area" or "gross floor area" shall mean the gross floor area used or intended to be used by owners or tenants of a building for commercial and industrial endeavors such as offices, merchandising, inventory production, for-profit residential housing, or for services provided to the public as customers, patrons, tenants, clients or patients, including areas occupied by fixtures, equipment, and exterior areas outside the main structure used for displays, or the sales of merchandise. It shall not include areas used principally for nonpublic, or non-production purposes, such as storage, incidental repair, or mechanical rooms.

B. Floor Area Calculated: In the event gross floor area is calculated to a fractional amount, the parking space shall be rounded up.

C. Parking for a Residential Use: With the exception of single-family dwelling units, off-street parking stalls for residential uses that were required and approved as part of the development, and building permit process shall only be utilized for the parking of licensed and operable passenger vehicles, or ~~packaging~~motorcycles owned by the occupants of ~~merchandise~~the residence, or the parking of passenger automobiles, or motorcycles by guests of said occupants.

D. Off-Street Recreational Vehicle Parking in a PUD : The following shall apply to off-street recreational vehicle parking in all zones with a PUD overlay zone:

1. In a PUD Overlay zone, designated recreational vehicle parking must be provided in an off-street parking area designated for that specific purpose at a rate of one-quarter parking stall (.25) per unit, unless the CC&Rs of the PUD strictly prohibit the parking of any and all recreational vehicles within the boundaries of the PUD development.

E. Handicapped Accessible Parking: Accessible parking shall be provided in conformance with the, Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA), Federal Fair Housing Act (FFHA), and the International Building Code (IBC) as amended.

F. Off-Street Parking Subject to City Standards: Height, width, grade, location, structural specifications, maximum and minimum curb radii permitted, and maximum roadway approach are subject to city standards.

HISTORY:

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SECTION 5: Amendment. "10.16.5 Parking Standards and Required Maintenance for Parking Lots, Areas , And Accesses" is hereby amended as follows:

10.16.5 Parking ~~Areas~~Standards and Required Maintenance for Parking Lots, ~~Development~~Areas , And ~~Maintenance~~Accesses

A. Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot, and also an automobile, farm equipment or other open air sales lot, shall be developed and maintained in accordance with the following requirements:

a. Circulation Patterns: Where possible, traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Where possible, multi-family residential traffic should be directed on to collector streets.

i. Cross-over easements - Parking lot design shall consider development on adjacent sites, lots, and parcels. The City shall require cross-access connections with easements to improve traffic circulation and to enhance public safety, and provide for utility services and maintenance in areas where utilities do not lie in the public right-of-way. This should particularly apply where the only access to ingress/egress to a public right-of-way is through a shared parking lot or cross-over easement. Cross-over easements shall be a minimum of thirty (30) feet in width, for ingress/egress and utility services, unless requested to be larger by the city public works department. Easements may simultaneously be used for ingress/egress and utility services.

ii. Directional flow of traffic should be clearly marked in parking lots including stop or yield signs, striping for walkways and directional arrows or signage.

iii. Parking areas and lots shall be designed so that traffic circulation does not depend upon a public street or alley.

iv. Parking area designs which require backing into a public street are prohibited except one to four- family dwellings, and commercial or industrial businesses with four or less parking stalls.

b. Entryways: Ingress and egress to all uses shall be provided as follows:

i. Commercial or Industrial zoned parcels or lots minimum and maximum access on city roads, excepting UDOT right-of-ways whose standards shall prevail :

~~1. Landscaping~~ 1. For a two-way, driveway with frontage of seventy (70) feet to two-hundred (200) feet width, the driveway width must be a minimum of twenty-five (25) feet and a maximum of thirty-five (35) feet.

2. For a two-way, driveway with frontage of two-hundred (200) feet, and greater, the driveway width must be a minimum of twenty-five (25) feet, and a maximum of forty-five (45) feet.

3. For a one-way, driveway (including those attached to a drive-through) with any amount of frontage, the driveway width must be a minimum of sixteen (16) feet in width of driving surface, and must include signage showing the correct directional flow of the traffic.

4. All driveways that are at least sixteen (16) feet, and up to thirty-five (35) feet in width shall require a distance between the end of the first driveway width, and the start of another driveway width of at least one-hundred (100) feet of frontage as measured along the street right of way line, including corners that wrap the frontage, notwithstanding, no driveway shall be closer than forty (40) feet from any corner lot intersection of two streets as measured from the corner point of the property line along the frontage.

5. All driveways that are at least thirty-six (36) feet, and up to forty-five (45) feet in width shall require a distance between the end of the first driveway width, and the start of another driveway width of at least two-hundred (200) feet of frontage as measured along the street right-of-way-line, including corners that wrap the frontage, notwithstanding, no driveway shall be closer than forty (40) feet from any corner lot intersection of two streets as measured from the corner point of the property line along the frontage.

6. Curb cuts for access shall be placed across from one another to line up with existing curb cuts across the street as much as possible, and should be placed in accordance with any City Master Access Plan, or UDOT master plan, or city or state required master transportation plans to minimize traffic hazards.

c. Parking within structures: The off street parking requirements can be furnished by providing spaces designed within the parking structure (not to include garages in residences). However, no building permit shall be used to convert said parking structures into another activity, other than parking, until other adequate provisions are made to provide alternative off-street parking.

~~site of any off-street parking area for more than five (5) vehicles shall be adequately landscaped. Such landscaping shall be maintained in good condition. Landscaping along the street frontage, if any, shall be preferred to fencing.~~

d. Landscaping: The site of any off street parking area for more than twenty (20) stalls shall be adequately landscaped. Such landscaping shall be maintained in good condition. Landscaping along the street frontage, if any, shall be preferred to fencing.

2 i. Surfacing For parking lots greater than twenty (20) and less than fifty (50) stalls the following shall apply:

~~Every parcel of land hereafter used as~~ 1. A minimum of Ten (10) percent of the total acreage of parking stalls and drive paths shall be provided as additional acreage to be used for landscaping.

ii. For parking lots with at least fifty (50) but less than one-hundred (100) stalls the following shall apply:

~~A public parking area shall be paved~~ 1. A minimum of fifteen (15) percent of the total acreage of parking stalls and drive paths shall be provided as additional acreage to be used for landscaping.

~~with an asphaltic or concrete surfacing, shall have~~ iii. For parking lots with one-hundred (100) stalls or greater the following shall apply:

~~appropriate bumper guards where needed as determined~~ 1. A minimum of twenty (20) percent of the total acreage of parking stalls and drive paths shall be provided as additional acreage to be used for landscaping

iv. Landscaping shall be a mixture of trees, shrubs, grass, vines, ground cover, hedges, flowers, bark, chips, decorating cinders, gravel, rock or similar material. This landscaping can be on the interior or exterior of the parking lot to meet the percentage requirements.

~~by the administrator;~~ v. All planter beds and tree planters shall be bordered by a concrete curb not less than six inches (6 ") in height adjacent to the parking surface.

vi. All applicants creating new or upgrading parking lots shall provide a landscaped plan for review and approval by the DRC and Planning Commission. The landscape plan shall incorporate water-conserving plant material and irrigation technology to minimize water usage.

~~be so arranged~~ vii. All landscaped areas shall be well maintained in perpetuity by the current owner of the property, so long as the required use is still in existence.

viii. Shrubs within a landscape island shall be maintained to a maximum height of three (3) feet, and ~~marked~~all trees at maturity within such planters shall maintain a minimum clearance of eight (8) feet from the lowest branch to the grade elevation below.

ix. Tree requirements: The intent of tree requirements is to provide shade coverage in parking lots, beautify the parking lot, and act as a traffic buffer.

1. Trees shall be single-trunk

2. where possible, north/south-oriented parking areas should be designed to provide

maximum shade.

3. A diversity of trees is optimal. A list of approved trees can be obtained from the
orderly City.

~~and safe loading or unloading~~

4. Trees should be planted a minimum of approximately
every thirty (30) feet along the exterior boundaries of a parking lot, and can be located in a required
planter along the street frontage, or can be on the interior of the property along the frontage.

5. Trees in the ten foot landscaped commercial planters shall not be located any
closer than thirty (30) feet from any access driveway.

~~and parking and storage~~

6. Tree planters shall be located and constructed per the
specifications of the parking lot hardscape requirements of this code, and shall contain one tree per
planter.

7. Low water use and plant materials categorized by industry standards to be able to
thrive in Nephi City's soil, climate, and elevation, shall be encouraged and used to the greatest extent
possible.

8. Problematic trees having shallow or invasive roots or having brittle or weak
branching structure shall be prohibited.

9. Where trees already exist, the parking lot shall be designed to make the best use
of this existing growth and shade wherever it is reasonably possible.

10. Carport structures can be installed in lieu of trees. Coverage for three stalls is
equal to one tree.

11. The carport design shall be integrated with the project landscaping providing
space for trees between rows of carports creating an aesthetically pleasing, well-designed project.

x. Parking lot hardscape requirements:

1. Landscaped parking lot planter islands shall be a minimum of seven (7) feet wide
and thirty-five (35) feet long (7'x 35') as measured on the inside bed of the planter with curbing
surrounding the bed that is at least six (6) inches wide and six (6) inches (6"x 6") tall, and shall be located
at the end of a grouping of parking stalls to act as a buffer to traffic, protection for parked vehicles and
pedestrians, and beautification of the parking lot.

2. Parking lot tree planters shall be a minimum of five (5) feet wide by
five (5) feet long (5'x 5'), measured on the inside perimeter of the planter, surrounded by curbing that is at
least six (6) inches wide and six (6) inches tall (6"x 6"), planters should optimally be constructed a
minimum of every seven (7) parking stalls apart, and shall contain one (1) tree, and rock, gravel, mulch or
other ground-cover.

3. Parking lot tree irrigation requirements: Automatic
irrigation systems within parking lot planter islands or tree planters shall be installed to maintain the
landscaping.

e. Lighting: All commercial and industrial parking lots and parking for multi-family residential
developments shall be illuminated. Lighting used to illuminate an off street parking area shall be so
arranged as to reflect the light away from adjoining premises in any residential district. For all new
buildings, altered buildings, new development, re-development, or subdivisions that include more than
twenty (20) new parking stalls a photometric plan shall be provided which design shall meet or exceed

industry standards for the use proposed.

f. Maintenance and Continued Obligation: It shall be the responsibility of the owner of the property to maintain all parking.

i. Parking lots shall be maintained in good working order and kept free of debris, including, but not limited to; trash, blowing debris, sand, dirt, gravel, storage of product etc.

ii. The functional condition of all aspects of the parking lot are the responsibility of the owner including, but not limited to, the hard-surfacing of parking spaces and access ways, curbing, paint-striping, landscaping, and lighting.

iii. The functional condition of the required off-street parking and loading facilities shall be a continuing obligation of the property owner, and shall not be discontinued or eliminated for as long as the use requiring the parking or loading continues.

g. Maximum Parking Lots (Size): Parking lots shall be designed in groupings no larger than two-hundred (200) spaces. Additional lots shall be divided by buildings, or landscaped areas or islands designed with access for pedestrian use.

h. Minimum Required Backing Distance: All parking stalls shall have a minimum clear back up area of twenty-five (25) feet as measured from the rear of the parking stall in a manner parallel to the backing motions of a vehicle exiting the stall.

i. Minimum Size of Drive Aisles: The following standards shall be followed for drive aisles in parking lots:

i. The minimum standard aisles or roadways shall be provided when installing parking is to be measured from the entry point of one stall to the entry point of the stall directly opposite the drive aisle, and shall be twenty-five (25) feet no matter the angle of the parking stalls.

ii. Aisles located immediately adjacent to buildings or structures shall be separated by a planted or landscaped strip, or a sidewalk of not less than four (4) feet in width which shall be protected by a six (6) inch concrete curb, or a bumper guard of a height not less than two (2) feet above the finished grade.

iii. A drive-through window shall not project more than one (1) foot into an aisle roadway in a parking lot area.

j. Minimum Size of Parking Spaces: Each off-street parking stall shall (exclusive of access drives or aisles) be the following :

i. Ninety-degree (90°) parking stalls or parallel parking stalls shall be a minimum of nine (9) by twenty (20) feet (9' x 20') to equal one-hundred, eighty (180) square feet. (See Diagram 1 Parking Dimensions below)

ii. Sixty-degree (60°) parking stalls shall be a minimum of ten (10) by nineteen (19) feet (10' x 19') on the short side of the stall, and ten (10) by twenty-one (21) feet (10' x 21') on the long end of the stall to equal one-hundred, ninety (190) square feet. (See Diagram 1 Parking Dimensions below)

iii. Forty-five-degree (45°) parking stalls shall be a minimum of twelve (12) by eighteen (18) feet (12' x 18') on the short side of the stall, and twelve (12) by twenty-five, and one-half (25 1/2) feet (12' x 25.5') on the long end of the stall to equal two-hundred, sixteen (216) square feet. (See Diagram 1 Parking Dimensions below)

iv. Additional Stall Width: Parking stalls adjacent to columns, walls, or other barriers

must have an additional two (2) feet of width to accommodate ingress/egress from the vehicle.

k. Parking Lot Drainage, Grading, Striping, and Surfacing : Every parcel of land used as a parking area shall conform to the following:

i. Drainage Plans: Drainage plans for parking must comply with the City's storm drainage standards, any storm drain master plans, and mitigate impacts on adjacent properties caused by a proposed development. All of a project's storm drainage must be provided for on-site, unless off-site plans are approved by the City.

ii. Grading: Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area and any public sidewalk free of accumulated water or ice.

iii. Striping: All parking shall be striped so as to provide the orderly and safe loading or unloading, and parking of vehicles. All required parking stalls shall be marked with painted lines not less than four (4) inches wide.

iv. Surfacing: Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surfacing.

l. Protruding Vehicles: All parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line. No parking space shall be located within six (6) feet of a street property line.

m. Screening requirements: All off-street parking areas for the purposes of vehicle or equipment storage, or loading vehicles shall be screened to minimize the visual impact on adjacent streets and properties in commercial or industrial zones.

i. Open parking facilities or a loading area for a commercial or industrial business shall be screened from any residential zone or light industrial zone.

ii. Screening must be of solid material such as vinyl, solid wood, brick, stone, or other masonry, or like material.

iii. Screening shall be a minimum of six (6) feet and a maximum of eight (8) feet in height along all front, side or rear boundary lines that abut a residential or light industrial zone. Notwithstanding, the front screening shall not be installed anywhere closer than thirty (30) feet from the front property line, or twenty (20) feet on a corner lot side yard property line.

HISTORY:

Ord. 6-05-07, 6-6-2007; amd. Ord. 09-21-2021-A, 9-21-2021

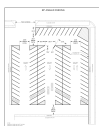
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DIAGRAM 1 PARKING DIMENSIONS

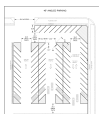
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SECTION 6: Amendment. "10.16.6 Off-Street Loading" is hereby amended as follows:

10.16.6 Off -Street Loading

SECTION 7: Amendment. "10.16.8 " is hereby amended as follows:

~~1. General: Except as may be provided elsewhere in this title, there shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off~~
Required off street parking shall be provided for each use as listed below based on one or a combination of uses listed:

~~street parking space with adequate provisions for ingress and egress by standard sized automobiles. If any land, structure or use~~

2. Requirements calculated on gross floor area shall be based upon section of this chapter. Fractional calculations shall be rounded up.

~~is changed from one use to another which requires more off street parking spaces as specified in subsection C of this section, there shall be provided such additional off street parking for the new use as is required by this title.~~

3. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission.

~~2. Parking Lot Characteristics: On each parcel of land developed for nonresidential uses, lots shall be constructed as follows:~~
4. Parking Reduction may be granted for commercial or industrial businesses, based upon justification shown through

~~a. Surfacing: Each lot shall have an all weather surfacing material and be maintained in good condition and kept clear and in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.~~
a parking study, provided by the applicant, which recommends an adequate number of parking spaces for the proposed project, and presents a basis for this recommendation . The basis shall include planning and engineering data with estimates of parking based upon comparable projects with similar uses, and size of

~~b. Grading: Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice.~~
project structures from within the state of Utah sufficient to handle peak parking hours, and number of trips per day throughout the entire week.

~~c. Lighting: Lots shall be properly illuminated with standards arranged so as to reflect light away from any adjoining residential buildings.~~
This study should be completed by a parking engineer or company with expertise in the parking field.

~~d. Size Of Spaces: the standard parking space measures nine feet (9') wide by twenty feet (20') long, but sizes may vary to provide for vehicles that are larger or smaller than standard size.~~
Notwithstanding the material submitted by the applicant, the City has the sole and absolute discretion to grant or deny the request

~~3. Specific Requirements for Each Landparking Use:~~

~~4. Required off street parking shall be provided for each use as listed below. Requirements calculated on floor~~
reduction. Nothing in this section should be interpreted as requiring the City to grant a parking reduction request.

~~area shall be based upon section of this chapter. Parking for uses not specifically listed below shall be provided in the same ratio as the~~

5. For the purpose of this chapter a "neighborhood" store is one whose gross floor area is less than ten-thousand (10,000) square feet.

~~use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission.~~

6. For the purpose of this chapter a "superstore" is one whose gross

~~5. Parking shall be provided as follows, with spaces based upon one or a combination of uses listed:~~
floor is ten-thousand (10,000) square feet or greater.

Row Use	Parking Requirement
Row ~~Bowling alleys, skating rinks and similar recreational uses~~	~~2 spaces for every 1,000 square feet of floor area~~
Row ~~Churches, auditoriums, assembly halls, theaters~~	~~1__table_space table_space__for every 5 seats~~
Row ~~Golf courses, tennis courts and similar recreation areas~~	~~Determined by specific review by planning commission~~
Row ~~Hospitals, schools, civic buildings~~	~~Determined by specific review by planning commission~~
Row ~~Hotel, motel and lodge~~	~~1__table_space table_space__per each 1.5 rental units, plus 1__table_space table_space__per 200 square feet of meeting room area~~
Row ~~Industrial and wholesale establishments. Planned commercial development (industrial park)~~	~~2 spaces for each 1,000 square feet of gross floor area (see also chapter 11 of this title). This shall not apply to buildings to be used exclusively for storage~~
Row ~~Intensive retail commercial shops selling directly to the public~~	~~3 spaces for each 1,000 square feet of floor area~~
Row ~~Less intensive commercial businesses, such as furniture, appliance and lumber sales~~	~~1.5 spaces for each 1,000 square feet of floor area~~
Row ~~Mortuary~~	~~1__table_space table_space__for every 300 square feet of floor area~~

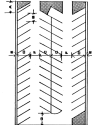
Row	~~Offices and personal services, including medical and dental clinics~~	~~2 spaces for each 1,000 square feet of floor area, plus 1__table_space__table_space__for each employee per shift~~
Row	~~Planned commercial development (shopping centers, complexes or rentable commercial space)~~	~~At least 5.5 spaces per 1,000 square feet of floor area~~
Row	~~Residential:~~	
Row	~~Apartment house~~	~~Minimum of 8 spaces with 1.5 spaces for each additional unit over 5~~
Row	~~Four-unit dwelling~~	~~2 parking spaces per unit~~
Row	~~Multi-unit dwelling~~	~~Minimum of 8 spaces, with 1.5 spaces for each additional unit over 5~~
Row	~~Single-unit dwelling~~	~~2 parking spaces~~
Row	~~spaces per unit~~	
Row	~~Three-unit dwelling~~	~~2 parking spaces per unit~~
Row	~~Two-unit dwelling~~	~~2 parking spaces per unit~~
Row	~~Any dwelling in a PUD~~	~~2 parking spaces per unit~~
Row	~~Restaurants, bars, fast food or drive-in~~	~~1__table_space__table_space__for every 4 seats. 20 spaces for each 1,000 square feet of sales and enclosed eating__table_space__table_new_line__~~

TABLE OF PARKING LOT ~~DIMENSIONS~~(Letters ~~SPACES~~ Refer ~~REQUIRED~~ To ~~PER~~ Diagram Below) ~~USE~~

Row	Parking Angle		45 Degrees	60 Degrees	90 Degrees
Row	Offset	A	18'	11'	1'6"
Row	Car__table_space__table_new_line__	B	12'	10'	9'0"
Row	Stall depth	C	16'	18'	18'6"

Row	Stall depth	D	18'	19'	20'
Row	Overhang	E	2'	2'3"	2'9"
Row	Driveway	F	13'	17'6"	25'
Row	Turnaround	G	17'	14'	14'
Row	Extra	H	6'	3'	0'

The following image has been removed:



HISTORY:

Ord. 6-05-07, 6-6-2007; amd. ... amd. Ord. 09-21-2021-A, 9-21-2021

Row	Use	Parking Requirement
Row	Commercial Retail or Wholesale:	
Row	Apparel Store (Neighborhood)	One and a half (1.5) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift
Row	Apparel Store (Superstore)	Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift
Row	Automotive parts store	Two and a half (2.5) parking stalls per 1,000 square feet gross floor area of the sales building; plus one (1) parking stall per employee on the largest shift
Row	Automotive sales	Three (3) parking stalls per 1,000 square feet gross floor area of the sales building; plus one (1) parking stall per employee on the largest shift
Row	Book Store (Local)	One (1) parking stall per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift
Row	Book Store (Superstore)	Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift

Row	<u>Brewery</u>	<u>(See Winery, Brewery in this category below)</u>
Row	<u>Coffee/Donut shop with/out drive-through window</u>	<u>(See Coffee/donut shop with/out drive-through window in Commercial Service category below)</u>
Row	<u>Convenience market with or without gas station</u>	<u>(See Convenience market with or without gas station under Commercial Services category.)</u>
Row	<u>Discount Club (Superstore)</u>	<u>Four (4) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Discount Store - without full service grocery department</u>	<u>Two and a half (2.5) parking stalls per 1,000 square feet gross floor area of the sales building; plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Discount Superstore - with full service grocery department</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Electronics Store (Neighborhood)</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Electronics Store (Superstore)</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Furniture Store (Neighborhood)</u>	<u>One and a half (1.5) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Furniture Store (Superstore)</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>(General) Retail Sales (Neighborhood)</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>(General) Retail Sales (Superstore)</u>	<u>Four (4) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>

Row <u>(Grocery) Supermarket Store (Neighborhood)</u>	<u>Three and one-half (3.5) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>(Grocery) Supermarket Store (Superstore)</u>	<u>Four (4) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Home Furnishing Discount Store (Superstore)</u>	<u>Four (4) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Home Improvement Store (Local): hardware, paint, flooring, lighting, plumbing, electrical, lumber, gardening, building materials, landscaping, or similar items</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Home Improvement Superstore: hardware, paint, flooring, lighting, plumbing, electrical, lumber, gardening, building materials, landscaping, or similar items</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Liquor Store</u>	<u>One and a half (1.5) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Office Supply Store (Neighborhood)</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Office Supply Store (Superstore)</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Pet/ Pet Supply Store (Neighborhood)</u>	<u>One (1) parking stall per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Pet/Pet Supply Store (Superstore)</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>

Row	<u>Pharmacy/Drugstore with drive-through window</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Pharmacy/Drugstore without drive-through window</u>	<u>Two and a half (2.5) parking stalls per 1,000 square feet gross floor area of the sales building; plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Recreational Vehicle (R.V.), All-Terrain Vehicle, (ATV), Off- Highway Vehicle (O.H.V.), Trailer, or Motorcycle Dealership</u>	<u>Two and a half (2.5) parking stalls per 1,000 square feet gross floor area of the sales building; plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Shopping centers, complexes or rentable commercial table space table new line</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Sporting Goods Store (Neighborhood)</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Sporting Goods Store (Superstore)</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Tire Store</u>	<u>Three (3) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Toy/Children's Store (Neighborhood)</u>	<u>One (1) parking stall per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Toy/Children's Store (Superstore)</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row	<u>Variety Store</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>

Row <u>Wholesale Market</u>	<u>Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Winery, Brewery</u>	<u>Ten (10) parking stalls per acre, -or- Two (2) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift, whichever is greater</u>
Row <u>Commercial Services:</u>	
Row <u>Automotive service center</u>	<u>Three (3) spaces for every 1,000 square feet of gross floor area, with not less than three (3) minimum spaces, plus one (1) table space table space per tow truck operating from the site.</u>
Row <u>Banks, credit unions, or other financial institutions</u>	<u>Three (3) spaces for every 1,000 square feet of gross floor area, plus one (1) for every employee on the largest shift.</u>
Row <u>Coffee, bread, bagel, or donut shop with drive-through window</u>	<u>Eight, (8) parking stalls per 1,000 square feet of gross floor area, plus one (1) table space table space for every employee on the largest shift</u>
Row <u>Coffee/Donut shop without drive-through window</u>	<u>Ten, (10) parking stalls per 1,000 square feet of gross floor area, plus one (1) table space table space for every employee on the largest shift</u>
Row <u>Convenience market with or without gas station</u>	<u>Five (5) spaces per 1,000 square feet (not including any in-building restaurant)</u>
Row <u>Copy, Print, and Express Ship Store</u>	<u>Three (3) spaces for every 1,000 square feet of gross floor area, plus one (1) for every employee on the largest shift.</u>
Row <u>Daycare (center)</u>	<u>One (1) table space table space per employee, plus drop-off and pick-up areas of no less than four (4) spaces</u>
Row <u>Daycare (in-home)</u>	<u>One (1) table space table space per employee, plus drop-off and pick-up areas of no less than two (2) spaces</u>

Row <u>(General) Commercial Services (Neighborhood)</u>	<u>Three (3) spaces for every 1,000 square feet of gross floor area, plus one (1) for every employee on the largest shift.</u>
Row <u>(General) Commercial Services (Superstore)</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Mortuaries and funeral parlors</u>	<u>One (1) table space table space for every 100 square feet of floor area; plus one (1) table space table space for each employee typically at work during normal facility function</u>
Row <u>Personal improvement services (not including gyms and clubs).</u>	<u>One (1) table space table space for each 250 square feet of floor area, plus one (1) for each employee at work during the largest shift</u>
Row <u>Personal services (no on-site customer visitation)</u>	<u>A minimum of two (2) spaces; plus one (1) for each employee at work during the largest shift, whichever is greater</u>
Row <u>Personal services (with on-site customer visitation)</u>	<u>One (1) table space table space for each 250 square feet of floor area, plus one (1) for each employee at work during the largest shift</u>
Row <u>Quick Lubrication Vehicle Shop</u>	<u>Five (5) parking stalls per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Restaurant (Fast Casual)</u>	<u>Ten (10) per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift</u>
Row <u>Restaurant, Fast-Food (with drive-through window)</u>	<u>Ten (10) per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift - or -one (1) table space table space for every four (4) seats; plus one (1) table space table space for each 1,000 square feet of gross floor area, and one (1) parking stall per employee on the largest shift, whichever is smaller</u>

Row

Restaurant, Fast-Food (without drive-through window)

Fifteen (15) per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift, - or -one (1) parking stall per table (four seats), and one (1) per 1,000 square feet gross floor area, and one (1) parking stall per employee on the largest shift, whichever is greater

Row

Restaurant, Family (High-Turnover, Sit Down)

Ten (10) per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift - or -one (1) table space table space for every four (4) seats; plus one (1) table space table space for each 1,000 square feet of gross floor area, and one (1) parking stall per employee on the largest shift, whichever is smaller

Row

Restaurant, Lounge/Bar (High-Turnover, Sit Down)

Fifteen (15) per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift, - or -one (1) parking stall per table (four seats), and one (1) per 1,000 square feet gross floor area, and one (1) parking stall per employee on the largest shift, whichever is greater

Row

Restaurant (Quality)

Fifteen (15) per 1,000 square feet gross floor area, plus one (1) parking stall per employee on the largest shift, - or -one (1) parking stall per table (four seats), and one (1) per 1,000 square feet gross floor area, and one (1) parking stall per employee on the largest shift, whichever is greater

Row

Industrial:

Row

Business park

Three (3) spaces per 1,000 square feet of gross floor area, -or- one and one half (1.5) spaces per employees at work during the largest shift, whichever is greater

Row

Contractor's yard/office

One (1) table space table space per 500 square feet of office area

Row <u>Industrial, heavy</u>	<u>Two (2) spaces per 1,000 square feet of floor area, or one (1) table space table space per employee at work during the largest shift, whichever is greater</u>
Row <u>Industrial, light</u>	<u>Two (2) spaces per 1,000 square feet of gross floor area, -or- one and one half (1.5) table space table space per employee at work during the largest shift, whichever is greater</u>
Row <u>Industrial, medium</u>	<u>One (1) table space table space per 1,000 sq. ft. of floor area, or one (1) table space table space per employee at work during the largest shift, whichever is greater</u>
Row <u>Industrial Park</u>	<u>Two (2) spaces per 1,000 square feet of floor area, -or- one and one half (1.5) spaces per employees at work during the largest shift, whichever is greater</u>
Row <u>Industrial, _____ retail table space table space (attached to primary industrial production use)</u>	<u>One (1) table space table space per 500 square feet of retail area</u>
Row <u>Manufacturing</u>	<u>Three (3) spaces per 1,000 square feet of gross floor area - or- one and one-half (1.5) spaces per employee at work during the largest shift, whichever is greater</u>
Row <u>Research and Development Center</u>	<u>Three (3) spaces per 1,000 square feet gross floor area</u>
Row <u>Specialty Trade Contractor</u>	<u>One (1) table space table space per 1,000 square feet gross floor area, plus one (1) table space table space per employee at work during the largest shift</u>
Row <u>Storage unit facility (indoor)</u>	<u>One (1) table space table space per site employee/manager on duty and 1 for every 1,000 square feet of gross floor area</u>
Row <u>Storage unit facility (outdoor)</u>	<u>One (1) per site employee/manager on duty and two (2) table space table space per 100 units</u>

Row	<u>Utility Company Building</u>	<u>Three (3) spaces per 1,000 square feet of gross floor area - or- one and one half (1.5) spaces per employee at work during the largest shift, whichever is greater</u>
Row	<u>Warehousing</u>	<u>One (1) per one-thousand (1,000) square feet of gross floor area</u>
Row	<u>Lodging:</u>	
Row	<u>Hotel, Motel, All Suites Hotel or Motel, or Business Hotel</u>	<u>One (1) parking table space table space per room, and one and a half (1.5) per suite; plus one (1) parking table space table space per two-hundred (200) square feet of conference meeting room area; plus one (1) parking table space table space for each employee at work during the largest shift</u>
Row	<u>Campground (with or without overnight stays)</u>	<u>Two (2) parking spaces per camp site (these can be stacked one behind the other)</u>
Row	<u>Medical/Dental:</u>	
Row	<u>Clinic/Office -Medical/Dental, and other healing art facilities</u>	<u>One (1) table space table space for each five-hundred (500) square feet of floor area, plus one (1) table space table space for each employee at work during the largest shift</u>
Row	<u>Free-Standing Emergency Room</u>	<u>One and one half (1.5) per one-thousand (1,000) square feet gross floor area</u>
Row	<u>Hospitals (see "clinic", free-standing emergency room", and "surgery center" for spaces required separately from hospital space)</u>	<u>Three (3) per patient bed; plus one (1) parking table space table space for each employee at work during the largest shift -or- three and one half (3.5) per one-thousand (1,000) square feet of gross floor area, whichever is larger</u>
Row	<u>Nursing Home</u>	<u>One half (0.5) per bed or dwelling unit; plus one (1) per each employee at work during the largest shift</u>
Row	<u>Surgery Center</u>	<u>Three (3) per operating room, plus one (1) table space table space for each employee at work during the largest shift</u>

Row	
<u>Veterinary Clinic/Animal Hospital</u>	<u>Two (2) per one-thousand (1,000) square feet gross floor area; plus one (1) parking table space table space for each employee at work during the largest shift</u>
Row	
<u>Offices:</u>	
Row	
<u>Offices, general, business, governmental, quasi-governmental, or professional (no on-site customer visitation)</u>	<u>Three (3) minimum spaces; plus one (1) table space table space for each employee typically at work during the largest shift -or-three (3) per 1,000 square feet occupied square feet, whichever is less</u>
Row	
<u>Offices, general, business, governmental, quasi-governmental, or professional (with on-site customer visitation)</u>	<u>One (1) parking table space table space per 200 square feet of gross floor area in the building</u>
Row	
<u>Offices (Medical or Dental)</u>	<u>(See Clinic/Office under Medical/Dental category)</u>
Row	
<u>Research and Development Center</u>	<u>(See Research and Development Center -Industrial category)</u>
Row	
<u>Public/Institutional:</u>	
Row	
<u>Church, Mosque, Synagogue</u>	<u>One (1) parking table space table space per four (4) seating spaces based on the design capacity of the structure; plus one (1) parking table space table space for each employee at work during the largest shift</u>
Row	
<u>Convention Center</u>	<u>One half (.50) table space table space per maximum capacity based on the design capacity of the structure</u>
Row	
<u>Instructional Academy (School) - commercial, vocational, University, Junior (Community) College</u>	<u>One (1) table space table space per staff member plus one quarter (.25) table space table space per student based on design capacity</u>
Row	
<u>Instructional Academy (School) - public, private or quasi-public</u>	<u>Parking spaces required for public schools shall be determined by the Juab School Districts, or the State of Utah as applicable. Private schools shall utilize similar standards as applied to public schools</u>

Row	
<u>Instructional Academy (School) - home (such as a preschool)</u>	<u>One (1) space per employee, plus drop-off and pick-up areas of no less than three (3) spaces</u>
Row	
<u>Library</u>	<u>Three (3) per one-thousand (1,000) square feet gross floor area, plus one (1) for every employee on the largest shift</u>
Row	
<u>Park (Public, neighborhood, or private for PUD)</u>	<u>Five (5) parking stalls per acre</u>
Row	
<u>Recreational:</u>	
Row	
<u>Amusement Center such as bowling alleys, skating rinks, arcades, miniature golf, trampoline, and similar recreational uses</u>	<u>Five (5) spaces per 1,000 gross square feet of area within enclosed buildings; plus one (1) table space table space for every three (3) persons that any outdoor facilities are designed to accommodate when used to the maximum capacity; plus one (1) table space table space for each employee at work during the largest shift.</u>
Row	
<u>Assembly facilities such as theaters, auditoriums, sports arenas, civic or cultural club, etc.</u>	<u>One (1) parking table space table space per two (2) seats, -or- eight (8) parking spaces per 1,000 square feet gross floor area, whichever is larger; plus one (1) table space table space for each employee on the largest shift</u>
Row	
<u>Club or Billiard Hall</u>	<u>Six (6) parking stalls per 1,000 square feet gross floor area</u>
Row	
<u>Golf course, Mini-golf course, and similar recreation areas</u>	<u>Four (4) parking stalls per hole, plus one (1) for every employee on the largest shift, plus, two (2) per one-thousand (1,000) square feet of gross floor area in any club facility on site</u>
Row	
<u>Gym, or health and fitness club</u>	<u>One (1) table space table space per each fifty (50) square feet of gross floor area used for aerobics exercise floors or similar activities using open floor area, plus two (2) spaces per each racquet or tennis court, plus one (1) table space table space per each two-hundred (200) square feet of all other gross floor area</u>
Row	
<u>Museum</u>	<u>One and a quarter (1.25) spaces per one-thousand (1,000) square feet of gross floor area</u>

Row	<u>Soccer or Baseball Complex</u>	<u>Sixty (60) spaces per field</u>
Row	<u>Tennis, racquet ball, or pickle ball court, batting cages or similar recreation areas outdoors</u>	<u>Three (3) parking stalls per tennis, racquet, pickle ball, or other court; One (1) stall per batting cage</u>
Row	<u>Water Slide Park</u>	<u>Forty (40) parking stalls per acre</u>
Row	<u>Zoo/ Animal Park, Petting Farm</u>	<u>Ten (10) parking spaces per acre</u>
Row	<u>Residential:</u>	<u>Note: Garages are not used to count required off-street parking spaces</u>
Row	<u>Assisted Living, Nursing, or Congregate Care Facility</u>	<u>One (1) table space table space for each six (6) infirmatory or nursing home beds; plus one (1) table space table space for each dwelling unit; plus one (1) table space table space for each employee at work during the largest shift</u>
Row	<u>Bed and Breakfast Facility</u>	<u>One (1) parking table space table space per guest room; plus two (2) parking spaces per dwelling unit; plus one (1) parking table space table space for each employee at work during the largest shift</u>
Row	<u>Continuing Care Retirement Community</u>	<u>One (1) parking table space table space per dwelling unit, plus one (1) parking table space table space per employee at work during the largest shift</u>
Row	<u>Dwelling, Accessory (Dwelling) Unit (ADU) - Interior</u>	<u>One (1) parking table space table space per ADU</u>
Row	<u>Dwelling Unit, Single-Family (does not include townhomes - see dwelling unit, two, three and four-family, or dwelling unit, multi-family).</u>	<u>Two (2) parking spaces per unit</u>
Row	<u>Dwelling Unit, Two, Three and Four-Family</u>	<u>Three (3) parking spaces per unit</u>
Row	<u>Dwelling Unit, Multi-Family (more than four-family dwelling units)</u>	<u>Three (3) parking spaces per unit</u>

Row	<u>Home Occupation (high-impact)</u>	<u>One (1) additional parking table space table space required for high-impact home occupations unless waived by the planning commission</u>
Row	<u>Home Occupation (low-impact)</u>	<u>No additional parking required</u>
Row	<u>Mixed use development with residential dwellings</u>	<u>Three (3) parking spaces per unit. Additional parking is required for nonresidential uses see applicable use for parking requirements</u>
Row	<u>PUD (Any dwelling unit)</u>	<u>Three (3) parking spaces per unit</u>
Row	<u>PUD Recreational vehicle parking</u>	<u>One quarter (.25) parking stall per unit required in designated areas provided for by developer, or CC&Rs must prohibit RV parking.</u>
Row	<u>Studio apartments</u>	<u>One (1) parking table space table space per unit</u>

SECTION 8: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 9: Effective Date. This ordinance being necessary for the peace, health, and safety of the City, shall become effective immediately upon posting.

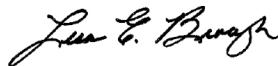
****Signatures On Next Page****

PASSED AND ADOPTED by Nephi City Council this **4th day of October, 2022.**



JUSTIN SEELY, Mayor
Nephi City

Attest:



LISA BROUGH, City Recorder
Nephi City

City Council Vote as Recorded: AYE NAY ABSTAIN ABSENT

JD Parady	<u>X</u>	—	—	—
Jeramie Callaway	<u>X</u>	—	—	—
Larry Ostler	<u>X</u>	—	—	—
Nathan Memmott	—	—	—	<u>X</u>
Skip F. Worwood	<u>X</u>	—	—	—



RECORDED this 4th day of October, 2022.

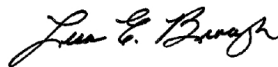
PUBLISHED OR POSTED this 20th day of October, 2022.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Nephi City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

1. Utah Public Notice Website
2. City Hall
3. Juab County Building

on the above referenced dates.



LISA BROUGH, City Recorder
Nephi City