



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 28, 2023**

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
February 14, 2023 Work Session
February 14, 2023 Regular Meeting

E. Action Items

1. a. Review and discussion of proposed ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.

b. Consideration to set a Public Hearing regarding proposed ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.

Items presented by: Mike Eggett, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 24th day of February, 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday February 14, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kathy Eskelsen, Chairman Kent Anderson, Vice Chair Rikard Hermann, Commissioner Celeste Noland, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder Steve Brooks, City Administrator/Attorney
Excused:	Blair Jones, Commissioner Amy Ann Spiers, Commissioner Wanda Ney, Commissioner

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:03 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioners Jones, Spiers and Ney, who were excused.

B. Public Comment

C. Presentations and Reports

Commissioner Eskelsen turned the time over to Mr. Eggett, who reported the following:

- J Dawgs is open.
- Chick-Fil-A is open.
- HomeGoods is open.
- Buckle may open soon.
- Twisted Sugar is coming along.
- Sierra Trading Post is getting closer.

D. Consent Items

1. Consideration of Meeting Minutes from January 24, 2023 Work Session, and January 24, 2023 Regular Meeting

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. Consideration of Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West, as requested by Riverdale Commercial Holdings, LLC and AWA Engineering.

Mr. Eggett went over the executive summary and items included in the packet, noting it is part of the West Bench RDA Area. It is a five-lot subdivision adjacent to the America First campus. City staff had a very small number of comments.

2. Consideration of Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South, as requested by Wright Development Group.

Mr. Eggett went over the executive summary and items in the packet. He suggested a motion include both the subdivision and the site plan requests. The preliminary approval would give very limited vesting rights to the developer to move forward. He clarified that the amount of parking meets the current requirement, but the requirement will be changing.

Mr. Hermann asked if the required parking was standard and spoke about some areas with apartments that have a lot of people parking on street. Commissioners spoke generally about having some concerns with this site plan, including traffic concerns. Mr. Anderson noted there is a bus stop right where the entrance is planned. Mr. Eggett said the developers would need to work with UTA if it needs to be moved. Options for addressing concerns would include either tabling or requiring items as conditions before going before Council.

3. Discussion regarding ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.

Mr. Eggett summarized that there have been concerns with the location of parking on a townhomes project, as there is no on-site guest parking on the development. Council did not support a motion to approve, although code is met. The parking ordinance needs to be updated to include more required parking for this type of development. Mr. Eggett suggested 2.25 spaces per unit, rather than 1.75 with a distance requirement of within 150 feet of the units. Commissioner Noland asked if existing dwellings would be required to comply with a new ordinance. Mr. Eggett said it would only apply to future developments. Mr. Brooks said most developments could make the new number work by slightly reducing their units.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved: _____

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 14, 2023, at 6:30 p.m., at the Community Center, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kathy Eskelsen, Chairman Kent Anderson, Vice Chair Amy Ann Spiers, Commissioner Wanda Ney, Commissioner Rikard Hermann, Commissioner Celeste Noland, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Excused:	Blair Jones, Commissioner
Visitors:	Jake Tate Logan Johnson

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Eskelsen asked if any public were present with comments. There was no public comment.

C. Presentations and Reports

Commissioner Eskelsen turned the time over to Mr. Eggett, who reported the following:

- J Dawgs is open and appreciated the support for their grand opening.
- Chick-Fil-A is open.
- HomeGoods is open.
- Buckle may open soon.
- Twisted Sugar is coming along.
- Sierra Trading Post is getting closer.
- Cheddars should be opening in the spring.

D. Consent Items

1. Consideration of Meeting Minutes from January 24, 2023 Work Session, and January 24, 2023 Regular Meeting

Motion: Commissioner Hermann moved to approve the minutes from January 24, 2023.

Second: Commissioner Anderson

All voted in favor, minutes approved.

E. Action Items

1. Consideration of Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West, as requested by Riverdale Commercial Holdings, LLC and AWA Engineering.

Mr. Eggett noted Jake Tate would be representing this project. He went over the executive summary and items included in the packet, noting it is part of the West Bench RDA Area. It is a five-lot subdivision adjacent to the America First campus. The existing homes have been demolished. City staff had a very small number of comment and engineering comments were minor, including access easements being noted on the plat. The items listed would be easy to resolve.

Jake Tate invited questions from the commissioners. Mr. Anderson asked how soon they would be progressing with the project. Mr. Tate said one hangup has to do with the power lines being moved, but they want to get started as soon as

possible on the northern three buildings. The powerlines will be combined and moved along the right-of-way on 1500 West and follow property lines. Mr. Anderson asked if there had been interest from tenants. Mr. Eggett said there is a brokerage team working on leasing already. Mr. Anderson asked how many people were anticipated to be in the development, as far as employees and customers. Mr. Tate said there would be about 160 to 250 employees total.

Motion: Commissioner Anderson moved to approve the Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West.

Second: Commissioner Noland

Commissioners Polled:

Commissioner Anderson:	Yes
Commissioner Ney:	Absent
Commissioner Eskelsen:	Yes
Commissioner Spiers:	Absent
Commissioner Hermann:	Yes
Commissioner Jones:	Absent
Commissioner Noland:	Yes

Motion passes unanimously with 4 in favor and 3 absent.

Motion: Commissioner Hermann moved to forward a favorable recommendation for the request to Council pending resolution of the comments and concerns from staff and engineering.

Second: Commissioner Anderson

Commissioner Ney	Absent
Commissioner Eskelsen	Yes
Commissioner Noland	Yes
Commissioner Anderson	Yes
Commissioner Spiers	Absent
Commissioner Hermann	Yes
Commissioner Jones	Absent

Motion passes unanimously with 4 in favor and 3 absent.

2. Consideration of Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South, as requested by Wright Development Group.

Mr. Eggett went over the executive summary and items in the packet, noting Logan Johnson was present to represent the project. He went over in detail the comments and concerns on the site plan review document and staff comments. He suggested a motion include both the subdivision and the site plan requests.

Logan Johnson approached the commission for questions and asked for clarification on some of the comments brought up by Mr. Eggett. Commissioner Noland said there was some concern about traffic on 700 West due to the proximity to the Riverdale Road intersection, as well as a bus stop on 700 West very close to the entrance. Mr. Anderson said the bus stop is on the property line adjacent to Sinclair.

Mr. Anderson said the conceptual plan looked great. He recommended a traffic study being required as a condition, as he has witnessed traffic backing up on 700 West past where the entrance is slated to go. With close to 153 units, nearly 500 people could be moving through the area. Mr. Anderson asked about the dark colors on the units and worried it may draw heat. Mr. Eggett said this would be concerned mainly through the Design Review Committee. Mr. Johnson said they are open to color and architectural modifications and that a traffic stop would be merited.

Mr. Hermann asked about the drains being covered. Mr. Johnson said the open space is centralized, so the drains have been designed as a fully underground stormwater system. Mr. Hermann asked if the water requirements have been acquired. Mr. Johnson said they have water available and is working with Public Works to have water shares dedicated.

Motion: Commissioner Anderson moved to approve the Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South with the addition of providing a traffic study and addressing staff and engineering concerns.

Second: Commissioner Noland

Commissioners Polled:

Commissioner Noland	Yes
Commissioner Hermann	Yes
Commissioner Eskelsen	Yes
Commissioner Anderson	Yes
Commissioner Jones	Absent
Commissioner Spiers	Absent
Commissioner Ney	Absent

Motion passes unanimously with 4 in favor and 3 absent.

3. Discussion regarding ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.

Mr. Eggett summarized that there have been concerns with the current requirement of 1.75 spaces per unit, as it does not always accommodate on-site guest parking for multi-family developments. There has not been a multi-family project in a long time in the city, and it has become apparent the ordinance is outdated and deficient. The parking ordinance needs to be updated to include more required parking for this type of development and suggested 2.25 spaces per unit with a maximum distance requirement from unit entrances of 150 feet. A new ordinance would only apply to future developments approved after the ordinance was in place.

Mr. Eggett also noted there may be more changes to city code as the state legislature changes the way developments are handled.

Procedurally, Mr. Eggett said he would have code language at the next meeting for consideration, after which a public hearing would be held, and then a recommendation to City Council.

Commissioner Eskelsen and Commissioner Hermann agreed it is time for this ordinance to change. Mr. Hermann asked if commercial parking would be addressed as well. Mr. Eggett said commercial parking is abundant, as the businesses are motivated to make sure there is enough parking to accommodate their customers.

F. Comments

Mr. Eggett updated the commissioners on legislative changes. The process for single-family or two-to-four family subdivision approval may be changed so cities can have one preliminary review by City Council and then handled administratively. Additionally, it has been suggested that roadways be reduced to a width of 25 feet, which could cause problems with firetruck and other large vehicle access.

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Anderson. The Planning Commission meeting adjourned at 7:33 p.m.

Date Approved: _____

RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 28, 2023

AGENDA ITEM: E1

- SUBJECT:**
- a. Review and discussion of proposed ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.
 - b. Consideration to set a Public Hearing regarding proposed ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.
- PRESENTER:** Mike Eggett, Community Development
- INFORMATION:**
- a. [Proposed Park Update Multi-Fam and Drive-Thru DRAFT \[20230223\]](#)
 - b. [Saratoga Springs – Chapter 19.09.05 Shared Parking \(2022-11-01\)](#)

[BACK TO AGENDA](#)

CHAPTER 15

PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

SECTION:

10-15-1: Purpose And Intent

10-15-2: Parking Space For Dwellings

10-15-3: Parking Space For Nondwelling Buildings

10-15-4: Computation Of Parking Requirements

10-15-5: Parking Lot Design And Maintenance

10-15-6: Off Street Truck Loading Space

10-15-7: Businesses Requiring Motor Vehicle Access

10-15-8: Vehicular Traffic To Commercial Or Manufacturing Zones

10-15-1: PURPOSE AND INTENT:

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

10-15-2: PARKING SPACE FOR DWELLINGS:

In all zones there shall be provided the following number of parking spaces:

- A. For a single-family dwelling, two (2) parking spaces.
- B. For a two-family dwelling, four (4) spaces.
- C. For a three-family dwelling, six (6) parking spaces.
- D. For a four-family dwelling, eight (8) parking spaces.
- E. For other multiple-family dwellings:
 1. Standard multiple-family dwelling, ~~one and threetwo and one~~fourths ($2\frac{1}{4}$) parking spaces per dwelling unit;
 2. Multiple-family dwelling designed to accommodate exclusively bachelor and/or bachelorette (presence of resident manager does not make this type a standard multiple-family dwelling), one parking space for each person in each unit. Building permit will stipulate maximum number of persons per unit and number and type of unit;
 3. Housing exclusively for elderly and/or handicapped, one parking space per unit.
- F. If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

G. In addition to the above parking space requirements, one parking space shall be provided for every two (2) paying guests residing in such dwelling units. Such paying guests refers to the rental of sleeping rooms within the dwelling unit. (~~Ord. 819, 10-2-2012~~)

H. For two-family, three-family, four-family, and multiple-family dwellings, visitor/guest parking shall be required to be located within one-hundred and fifty feet (150') of measured linear distance from the nearest accessible entranceway of each dwelling unit. (Ord. (# here), 3-21-2023)

10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	1 space per 300 square feet of gross floor space in building.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food/ <u>fast food</u> establishment <u>with drive-through window</u>	1 space per 100 square feet of floor space, but not less than 10 spaces, <u>plus stacking capacity</u>

	<u>of 5 cars per delivery window on the property.</u>
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, public and private	Elementary and junior high schools (K - 9 grades): 2 spaces per classroom and other teaching stations; high schools and trade schools: 4 spaces per classroom and other teaching stations; colleges and universities: 2 spaces per 3 student capacity, plus 1 space per staff member.
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.

Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 300 square feet of gross floor space in building.
Retail store with drive- in <u>through</u> window	1 space per 300 square feet of gross floor space in building, plus storage <u>stacking</u> capacity of 4 cars per delivery window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable

	number of spaces for staff and customers and similar requirements of like businesses.
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When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (~~Ord. (# here), 3-21-2023~~)(~~Ord. 881, 7-20-2016~~)

10-15-4: COMPUTATION OF PARKING REQUIREMENTS:

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half ($1/2$) shall be disregarded, and fractions including one-half ($1/2$) and over shall require one parking space. (1985 Code § 19-4-4)

10-15-5: PARKING LOT DESIGN AND MAINTENANCE:

A. Location: Parking space as required in sections [10-15-2](#) and [10-15-3](#) of this chapter shall be on the same lot with the main building or in the case of buildings other than dwellings, may be located no further than five hundred feet (500') therefrom.

B. Surface; Drainage: Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the building inspector, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.

C. Access: Access across and over the required front yard is allowed to the side yard or rear yards. In the case of multiple- family dwellings, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts.

D. Design, Maintenance: The design and maintenance of off-street parking facilities shall be subject to the following provisions:

1. Each parking space shall encompass not less than one hundred eighty (180) square feet, with a minimum width of nine feet (9'), the width being measured at a right angle to the side lines of the parking space.

2. Adequate automobile access to and from parking areas for interior block developments shall be provided. Minimum size of the access strip shall be as follows based on the number of units to be served:

a. Up to and including four (4) dwelling units, sixteen feet (16');

b. From five (5) to eleven (11) dwelling units, one 24-foot two- way access strip or two (2) 16-foot one-way access rights of way;

c. Twelve (12) or more dwelling units, one 36-foot two-way access strip, or two (2) 18-foot one-way access strips;

d. A greater size of access right of way may be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.

3. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fences not less than four feet (4') nor more than seven feet (7') high, except that some type of hedgerow shrubs may be used in place of a wall or fence, provided the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than seven feet (7') high. Hedgerow shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front yard and corner lot fences or hedgerow plantings shall maintain height requirements of their respective zones and shall be compatible with the requirements of section [10-14-7](#) of this title.

4. Lighting and signs shall conform to the requirements set forth in this title.

5. Parking spaces for dwellings will be located on the same lot with the dwelling. (1985 Code § 19-4-5)

10-15-6: OFF STREET TRUCK LOADING SPACE:

On the same premises with every building or use involved in the receipt of distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty five foot (10' x 25') loading space with fourteen foot (14') height clearance, for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of land use for the above mentioned purposes. (1985 Code § 19-4-6)

10-15-7: BUSINESSES REQUIRING MOTOR VEHICLE ACCESS:

Service stations, roadside stands, public parking lots and all other business needing motor vehicle access shall meet the following requirements:

A. Access to the station or other structure or parking lot shall be by not more than two (2) roadways for each one hundred feet (100') or fraction thereof of frontage on any street; no two (2) said approaches shall be closer to each other than twelve feet (12'); each of said approaches shall be not more than fifty feet (50') in width. Location of approaches shall be as approved by the planning commission as part of the site plan; and a curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadway.

B. Gasoline pumps shall be set back at least twenty feet (20') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (15') from the property line bordering said street. (1985 Code § 19-4-7)

10-15-8: VEHICULAR TRAFFIC TO COMMERCIAL OR MANUFACTURING ZONES:

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones. (1985 Code § 19-4-8)

19.09.05. Parking Requirements and Shared Parking

This Section describes criteria to be used in assessing required parking. The following criteria shall be used in conjunction with the table found in Section 19.09.10, Required Minimum Parking, when determining required parking for any project:

1. Available on-street parking shall not be counted towards meeting the required parking stalls.
2. When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.
3. When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.
4. When a development contains multiple uses, more than one parking requirement may be applied.
5. Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.
6. Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.
7. Where no comparative land use standard for parking is found in Section 19.09.10, Required Minimum Parking, the Land Use Authority for the related development shall determine an appropriate requirement using the following criteria:
 - a. the intensity of the proposed use;
 - b. times of operation and use;
 - c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
 - d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below—if there is a shared parking agreement, a reduction may not be granted;
 - e. the number of employees;
 - f. the number of customers and patrons;
 - g. trip generation; and
 - h. peak demands.
8. Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.
9. Parking Deviations. Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the Land Use Authority determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria:
 - a. the intensity of the proposed use;

- b. times of operation and use;
- c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking;
- d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below;
- e. trip generation; and
- f. peak demands.

10. Shared Parking. Up to twenty-five percent of the required parking may be shared with an adjacent use upon approval by the Land Use Authority. The developer must provide:

- a. an agreement granting shared parking or mutual access to the entire parking lot; and
- b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.

11. Guest Parking. Two-Family dwellings, Three-Family dwellings, Multi-Family dwellings, and dwellings above commercial.

- a. Guest parking shall be provided at a ratio of 0.25 stalls per unit.
 - i. When a rear-load product is allowed in a village plan or neighborhood plan, and is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one stall per unit.
- b. Driveways shall not count towards the guest parking requirement.
- c. Guest parking shall be located within two-hundred feet of the dwelling unit.

(Ord. 22-21, Ord. 22-5, Ord. 17-14, Ord 17-08, Ord. 15-13, Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.09.06. Dimensions for Parking Stalls.

The standards in this Section shall apply to all parking areas unless otherwise noted. The dimensions of parking stalls and aisles contained within the parking areas shall be dependent upon the orientation of stalls.

Dimensions for Parking Stalls and Aisle

Parking Angle	Stall Width	Stall Length	Aisle Width (two-way traffic)	Aisle Width (one-way traffic)
Parallel	9'	20'	N/A	12'
45	9'	18'	25'	14'
60	9'	18'	25'	18'
90	9'	18'	24'	24'

(Ord 16-17, Ord. 14-13, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.09.07. Accessible Parking.

Accessible parking spaces shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking. The City of Saratoga Springs