

ORDINANCE NO. 609

**AN ORDINANCE OF WOODS CROSS, UTAH AMENDING SECTION 12-24-110
OF THE WOODS CROSS CITY ZONING ORDINANCE REGARDING
REQUIRED OFF-STREET PARKING SPACE REGULATIONS**

RECITALS

WHEREAS, the City has previously adopted regulations regarding off-street parking and loading requirements; and

WHEREAS, the City desires to amend such provisions as more particularly provided herein by amending Section 12-24-110 of the Woods Cross City Zoning Ordinance; and

WHEREAS, the City Council finds that the proposed amendments to the Zoning Ordinance are in the best interest of the public and will provide further opportunities for affordable housing at or adjacent to the FrontRunner Station; and

WHEREAS, the City Council is authorized to regulate and enact ordinances regarding the zoning, use, and development of property within the City in accordance with and subject to applicable provisions of the Municipal Land Use, Development, and Management Act, as set forth in Utah Code Ann. 10-9a-101, et seq.; and

WHEREAS, all required notice and public hearings have been held before the Planning Commission and City Council regarding these proposed amendments to the Zoning Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH AS FOLLOWS:

Section 1. Amendment. Section 12-24-110 of the Zoning Ordinance of the City of Woods Cross regarding required parking space minimum regulations is hereby amended to read in its entirety as follows:

12-24-110 Parking Spaces Required – Minimum Number.

For purposes of this Section (and as applicable other related provisions of this Title) "floor area" in the case of offices and commercial uses, shall mean the floor area used or intended to be used by owners and 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. "Floor area" shall not include areas used principally for non-public purposes, such as storage, incidental repair, processing, packaging or merchandise. For developments, buildings and structures that include office space and/or public access space, said space shall comply with the

individual definitions and requirements below; and for space designated as non-public the standard for warehouses shall apply.

Parking on public or private streets shall not be counted in the calculation of required minimum parking spaces.

For purposes of this Chapter a "+" following the minimum number of required parking spaces indicates the number of spaces required may be increased, as determined by the Director or Planning Commission, utilizing the criteria and standards of this Chapter.

Except as otherwise provided in this Title, the minimum number of off-street parking spaces for various uses will be as follows:

(a) Banks, Business or Professional Offices; Offices Where Customer Services or Sales are Provided on Premise. The greater of 1 space for each 200 square feet of gross floor area or 1 space per employee.

(b) Bowling Alleys. 4 spaces for each lane.

(c) Car Wash and Fast Lube-type Services. 3 spaces for each bay. This standard may be met by sequential spaces immediately approaching each bay or by traditional parking as specified in Appendix "24-A".

(d) Churches, Places of Assembly and Accessory Uses. The greater of 1 space for each 5 seats in the chapel or assembly area, or if there is no fixed seat assembly area, then 1 space for each one hundred square feet of floor space used for assembly purposes.

(e) Disability Parking facilities as required by current federal and state requirements.

(f) Dwellings, Multiple Family (3 or more units in the development).

(1) 1 bedroom - 1.5 spaces per unit.

(2) 2 bedrooms - 2 spaces per unit.

(3) 3 bedrooms - 2.5+ spaces per unit.

(4) More than 3 bedrooms - 2.5+ spaces per unit.

(5) At least one (1) of the required parking spaces for each unit shall be a covered (carport) or enclosed (garage) parking space, specifically designated or reserved for the respective dwelling unit.

(6) In addition to the foregoing minimum standards, visitor parking spaces shall be provided at the ratio of 0.25 spaces per unit; said spaces shall be clearly marked and

reserved as visitor spaces and shall be distributed throughout the project for convenient access from all units.

(7) For multi-family developments located at or contiguous to the UTA FrontRunner Station (approximately 900 South 800 West) in the S-1 Zone, the above parking minimums may be reduced by 0.25 spaces per unit.

(g) Dwelling, Single Family and Two Family. 2 covered parking spaces for each dwelling unit.

(h) Food Establishments for On-premise Sale and Consumption of Food and Beverages. The greater of 1 parking space for each 4 seats, including stools, benches, and booths, or 1 space for each 100 square feet of floor area. In addition, there shall be 1 space for each employee on duty during a shift.

(i) Food Establishments for the Sale of Food and Beverages intended primarily for off-premise consumption. 1 parking space for each 100 square feet of gross floor area.

(j) Hospitals and inpatient health care facilities. 2 parking spaces for each bed. For long-term care facilities, the number of spaces may be less than 2 spaces per bed based on clear and convincing evidence provided by the developer and as determined by the Planning Commission.

(k) Libraries. One parking space for each 250 square feet of gross floor area.

(l) Lodging Facilities. 1+ space for each sleeping unit or dwelling.

(m) Manufacturing Uses, Light Industrial, Business Parks, Research and Testing Laboratories, Creameries, Bottling Establishments, Bakeries, Canneries, Printing and Engraving Shops, etc. Not less than 1 parking space for each 800 square feet of gross floor area. Additional employee parking may be required as a result of site plan review based on the number of anticipated employees to be on-site.

(n) Medical and Dental Clinics or Offices. 1 parking space for each 200 square feet of gross floor area.

(o) Museums and Similar Non-Assembly Cultural Facilities. 1 + space for each 500 square feet of gross floor area.

(p) Mortuaries. 1 parking space for each 50 square feet of floor area of assembly rooms used for services.

(q) Motor Vehicle and Machinery Repair. 3 exterior parking spaces for each stall, bay or workstation.

(r) Offices not Providing Customer Services or Sales on the Premises. 1 parking space for each 300 square feet of gross floor area.

(s) Restaurants. (See food establishments).

(t) Retail Stores, Including Shopping Centers, Except as Otherwise Specified Herein. 1+ parking space for each 200 square feet of gross floor area.

(u) Rooming and Boarding Housing, Lodging Houses, Clubs, School Housing and similar facilities having sleeping rooms. 1 parking space for each tenant or resident.

(v) Salons/Aesthetic Services. For all aesthetic/cosmetic care or service establishments (such as barber shops, beauty salons, nail salons, massage studios, and similar uses), 2 spaces per chair or piece of service furniture (e.g., massage table or similar).

(w) Schools, Private, Vocational, etc. 1 parking space for each employee and 1 space for each 3 students of driving age. Public schools are governed by this standard except as otherwise provided by law.

(x) Stadiums, Sports Arenas, Auditoriums (including school auditoriums) and Other Places of Public Assembly and Dance Halls, Clubs and fraternal-type Lodges having no Sleeping Quarters. The greater of 1 parking space for every 5 seats or 1 parking space for each 100 square feet of gross floor area used for assembly and not containing fixed seats.

(y) Swimming Pools, Commercial and Public. 1 parking space for each 5 persons based upon capacity load.

(z) Theaters. 1 parking space for each 4 seats up to 800 seats, plus 1 parking space for each 6 seats over 800 seats.

(aa) Transportation Terminals and Facilities. Adequate number of parking spaces based on clear and convincing evidence provided by the developer, and as determined by the Planning Commission.

(bb) Warehouse and Wholesale Storage Building (Dead Storage of High-volume Distribution). 1+ parking space for each employee per shift, based on the shift with the maximum number of scheduled employees.

(cc) Uses Not Listed. The parking requirements for uses not listed above shall require the developer to submit clear and convincing data showing the nature of the use, the anticipated density of persons and vehicles using the facility, etc. Based on this information, the number of parking spaces shall be determined by the Planning Commission, using as general guidelines industry standards or the highest density parking requirements of the various uses described above.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable and enforced to the fullest lawful extent to meet the purposes hereof.

Section 3. Effective Date. This Ordinance shall become effective immediately upon approval of the City Council and recording with the City.

Passed and approved this 20th Day of June 2023.

THE CITY OF WOODS CROSS, UTAH

By: 
RYAN WESTERGARD, MAYOR

Voting:

Julie Checketts	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Wallace Larrabee	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Matt Terry	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Jessica Kelemen	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Gary Sharp	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Ryan Westergard	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	<i>[tie vote only]</i>

Attest:

Seal:


ANNETTE S. HANSON, CITY RECORDER

RECORDED in the office of the City Recorder this 20th day of June 2023.

REDLINE COPY

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