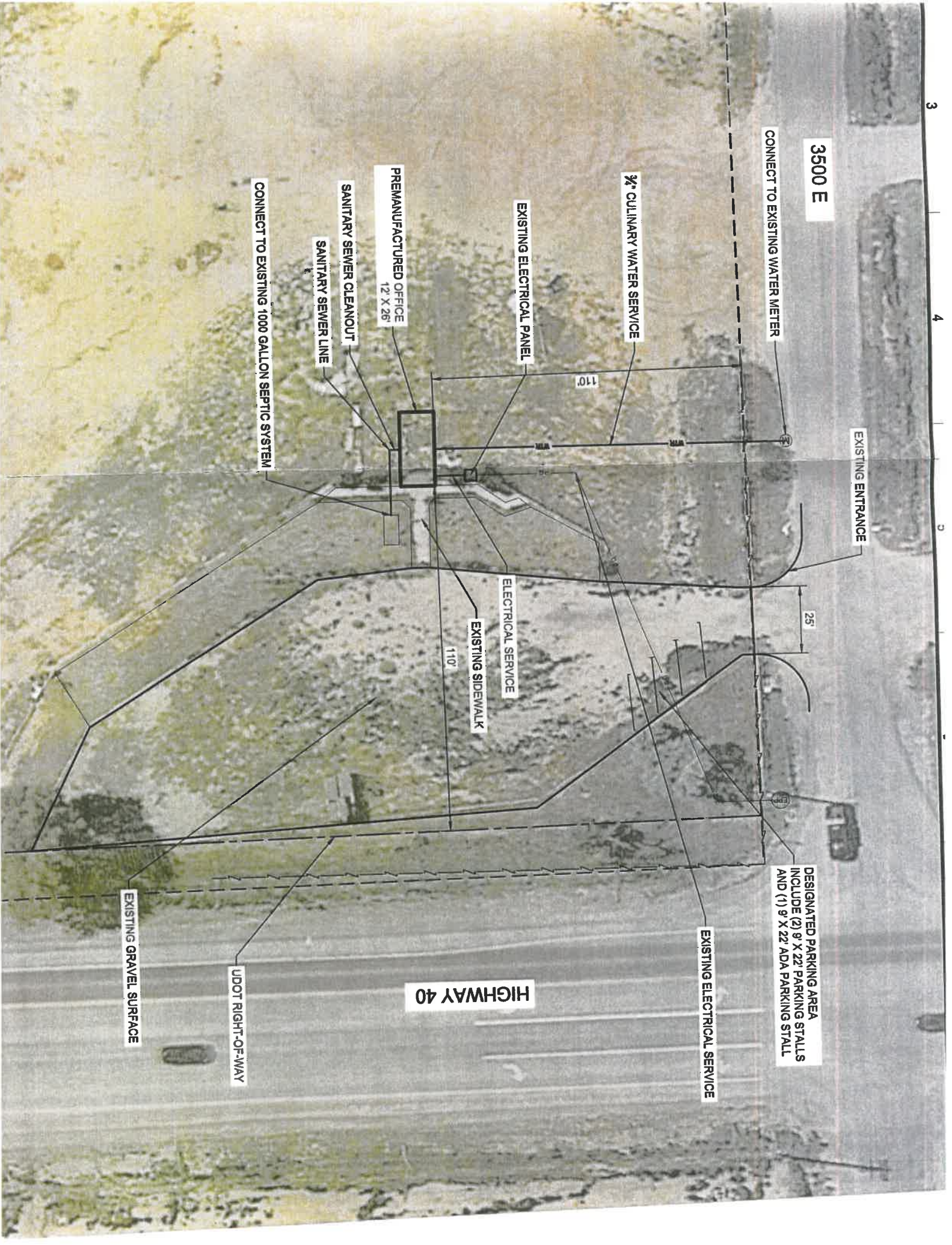




3500 E

CONNECT TO EXISTING WATER METER

EXISTING ENTRANCE

25'

DESIGNATED PARKING AREA
INCLUDE (2) 9' X 22' PARKING STALLS
AND (1) 9' X 22' ADA PARKING STALL

EXISTING ELECTRICAL SERVICE

3/4" CULINARY WATER SERVICE

110'

EXISTING ELECTRICAL PANEL

ELECTRICAL SERVICE

EXISTING SIDEWALK

110'

HIGHWAY 40

PREMANUFACTURED OFFICE
12' X 26'

SANITARY SEWER CLEANOUT

SANITARY SEWER LINE

CONNECT TO EXISTING 1000 GALLON SEPTIC SYSTEM

UDOT RIGHT-OF-WAY

EXISTING GRAVEL SURFACE

15.06.170 Off Street Parking Requirements

- A. Off Street Parking Required.** At the time any building or structure is erected, enlarged or increased in capacity, or the use is changed to a more parking intensive use, there will be provided off street parking spaces on private property for automobiles in accordance with the following requirements. Subject to approval of a conditional use permit, an existing building within the historic district may be changed to a restaurant use even though the number of off street parking spaces is nonconforming. Buildings will not be enlarged unless current parking requirements are met.
- B. Dimensions.** The dimensions of each off street parking space or stall will be at least nine feet by eighteen feet (10' x 18') for diagonal or ninety degree (90°) spaces; or nine feet by twenty two feet (10' x 22') for parallel spaces, exclusive of access drives or aisles.
- C. Reduction.** A parking stall may be reduced by two feet (2') lengthwise if landscaping separated from the paved area of the parking stall by a curb or tire bumper guard is provided in the remaining two feet (2') of the parking stall. All areas within the parking area not paved will be landscaped.
- D. Access to Individual Parking Spaces.** Except for single-family and two-family dwellings, access to each parking space will be from a private driveway and not from a public street.
- E. One-Way Driveway Width.** One-way driveways will be a minimum of twelve feet (12') in width.
- F. Two-Way Driveway Width.** Two-way driveways will be of a minimum width as follows:
1. Twelve feet (12') for a single-family dwelling, providing access to parking spaces directly off of a street without having to go past another building.
 2. Sixteen feet (16') for a single-family or a two-family dwelling that must go past another building to access parking spaces, with a minimum unobstructed two foot (2') width on both sides of the driveway; or a two-family dwelling, providing access to parking spaces directly off of a street without having to go past another building. The driveway width may be reduced for a single-family dwelling if the City Engineer determines that a lesser width is adequate.
 3. Eighteen feet (18') for a single-family or a two-family dwelling that must go past another building to access parking spaces where there are obstructions (i.e., walls, trees, etc.) adjacent to one or both sides of the driveway. The driveway width may be reduced for a single-family dwelling if the City Engineer determines that a lesser width is adequate.
 4. Twenty five feet (25') for commercial, manufacturing and all other residential developments.
 5. Additionally, a minimum of twenty feet (20') is required for any dwelling or building when any portion of an exterior wall of the first story is located more than one hundred fifty feet (150') from fire department vehicle access. Vertical clearance, surface, turnarounds and other requirements contained in the international fire code will apply. Exceptions and modifications may apply as approved by the fire chief responsible for Ballard City.
 6. Garages accessed by a twenty foot (20') wide paved rear alley will have a minimum five foot (5') setback from the alley, provided the dwelling fronts on a public street. A twenty foot (20') garage setback will be required when the dwelling fronts on a private street, unless the private street is built to City standards for public street pavement width, in which case a garage may have a five foot (5') setback from the alley.
- G. Garage and Carport Spaces.** All garage and carport spaces will be set back a minimum of eighteen feet (18') from the private access drive serving them. Garage and carport spaces will be counted as one parking space unless the garage or carport is a minimum of four hundred eighty (480) square feet with a minimum width of twenty feet (20'); or the individual driveway to the garage or carport is at least twenty feet (20') in length, in which case the parking areas will count as two (2) spaces.
- H. Residential Area Requirements**
1. **Single-Family Dwelling.** Two (2) parking spaces per single-family dwelling, one of which will be covered. Tandem parking will be allowed in single-family subdivisions only.
 2. **All Other Dwellings.** All other dwellings, including townhouses and condominiums, will have two (2) parking spaces per dwelling unit, at least one of which will be covered. Covered parking may be located within the side and rear setback areas. For projects with more than fifty (50) dwelling units, the planning commission may reduce the requirement to one and one-half (1.5) spaces per unit where it can be shown that two (2) spaces per unit is an excessive amount of parking. No street parking will be counted toward meeting the parking requirement. Tandem parking will not count toward the parking requirement. No parking area will be located within the required front setback facing a public street, and it will in no case be more than four hundred feet (400') away from the premises it is intended to serve. All parking will be on site.
 3. **Front Yard Setback.** Front yard setback from private streets will be ten feet (10') minimum from back of curb for all buildings, and there will be twenty feet (20') minimum from back of sidewalk (curb where there is no sidewalk and street where there is no curb) for garages or carports. The planning commission may allow a ten foot (10') front setback on hillside developments where it is determined that adequate off street parking is provided and the reduced setback will reduce the overall amount of hillside excavation.
 4. **Recreational Vehicles.** In residential zones, no motor home, travel trailer, boat or similar recreational vehicle will be parked within the required front yard setback area adjacent to a public street for a period longer than two (2) weeks. (Corner lots are considered to have 2 front yard areas.)
 5. **Parking Vehicles On Front Lawns Or Setback Areas.** Parking vehicles on front lawns or in the front setback or street side setback areas is prohibited, except on approved paved (concrete or asphalt) driveways.

I. Nonresidential Area Requirements. The number of off street parking spaces required for all nonresidential developments will be as follows:

Automotive repair and supply	1 space for each 400 square feet of gross floor area.
Bowling alleys and billiard halls	5 spaces for each alley, plus 2 spaces for each billiard table contained therein.
Business or professional offices	1 space for each 250 square feet of gross floor area.
Call centers or telemarketing business	1 space per employee on the highest shift, or 1 space per 100 square feet of gross floor area, whichever is greater; except that call centers occupying no more than 15 percent of a building's total floor area (or 15 percent of an office park's cumulative floor area), up to 3,000 square feet maximum, will provide at least 1 space per 250 square feet of gross floor area.
Churches, sports arenas, auditoriums, theaters, assembly halls, lodge halls or other meeting rooms	1 space for each 3.5 fixed seats of maximum seating capacity, or 1 space for each 35 square feet of seating area within the main auditorium where there are no fixed seats. 18 linear inches of bench will be considered a fixed seat.
Dance facilities	1 space for every 3.5 people of maximum capacity allowed in the facility.
Day nurseries in commercial zones, including preschools and nursery schools	1 space for each staff member, plus 1 space for each 10 children for which said establishment is licensed.
Educational uses:	
Elementary	2.5 spaces per classroom/teaching station.
Intermediate (6th and 7th) and middle (8th and 9th)	4.5 spaces per classroom/teaching station.
High school (10th through 12th)	12 spaces per classroom/teaching station.
College, universities, trade schools, etc.	1 space for each faculty member, plus 1 space for each 3 students.
Furniture stores, appliance stores and	1 space for each 600 square feet of floor area.
Lumberyards	
Golf courses	6 spaces per hole.
Golf driving ranges	1 space per tee.
Health studios and spas	1 space for each 250 square feet of gross floor area or 10 spaces minimum, whichever is greater.
Hospitals	2 parking spaces for each bed.
Hotels, motels, motor hotels	1 space for each living or sleeping unit, plus 2 spaces for resident manager or owner.
Libraries	1 space for each 300 square feet of gross floor area.
Manufacturing plants, warehouses, storage buildings or structures especially for storage purposes	1 space for each 1,000 square feet of gross floor area and 1 space for each 250 square feet of office or sales area.
Mortuaries and funeral homes	5 spaces, plus 1 space for each 35 square feet of assembly room floor area.
Nursing homes, care centers and assisted living	1 parking space for each 3 beds, except where skilled care (long term care) is provided, the requirement is 1 parking space for each 2 beds.
Outdoor sales lots for autos, mobile homes and RVs	1 space for each 7 vehicles or items of equipment to be displayed, plus 2 spaces for manager and employee parking.
Restaurants and other establishments where food or beverages are consumed	10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater, plus 1 space for each 100 square feet of outdoor seating or 1 space per 4 chairs of outdoor seating.
Retail stores and shops, commercial banks, savings and loan offices, and other financial institutions, general retail stores, food stores, supermarkets, drugstores and other similar commercial businesses	1 space for each 250 square feet of gross floor area. For commercial centers containing 500 or more spaces, spaces in excess of 500 will be calculated on the basis of 1 space for each 500 square feet of gross floor area.
Service commercial businesses; businesses such as electrical, plumbing, cabinets, printing and other similar shops	1 space for each 250 square feet of retail or office area and 1 space for each 500 square feet of additional building area.
Skating rinks, ice or roller	1 space for each 300 square feet of gross floor area.

Swimming pools (commercial)	1 space for each 100 square feet of water surface or 10 stalls, whichever is greater.
Tennis, handball and racquetball courts (commercial)	6 spaces minimum or 3 spaces per court, whichever is greater.
Veterinary hospitals	5 spaces for each doctor.

Notwithstanding all provisions of this section, the planning commission will take into account in each instance of nonresidential parking the type of development, use, location, adjoining uses and possible future uses in setting parking requirements, and it will recommend to the City Council a requirement of that number of spaces that it deems reasonably necessary in each instance for all employees, business vehicles and equipment, customers, clients and patients of such nonresidential property.

J. Lighting. Parking lots used during hours of darkness will be lighted by standards using hooded light sources which direct the light downward and away from residential property.

K. Development Standards. Every parcel of land used as a parking lot will be paved with an approved surfacing material of asphalt or concrete composition or some other all weather surfacing material approved by the planning commission and will have appropriate bumper guards where needed as determined by the building inspector. Lights used to illuminate the lot will be so arranged as to reflect the light away from the adjoining premises wherever those premises are used for residence or sleeping purposes.

L. Optional Provisions

1. **Shared Facilities.** Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.
2. **Requests; Guidelines.** Requests for shared parking and counting on street parking as required parking is subject to the approval of the planning commission. Requests for shared parking will be subject to the following guidelines:
 - a. Sufficient evidence will be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.
 - b. shared parking stalls will not be more than what is required for either of the uses.
 - c. Parking facilities should not be located farther than two hundred fifty feet (250') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.
 - d. A written agreement will be executed by all parties concerned assuring the continued availability of shared parking facilities in the event that one of the uses will be sold or otherwise change ownership or management.

M. Parking for Disabled

1. **Required; Number.** Any parking area to be used by the general public will provide parking spaces designated and located to adequately accommodate the disabled, and these will be clearly marked. Parking spaces for the disabled will be located in close proximity to the principal building. The designation of parking spaces for the disabled will constitute consent by the property owner to enforce the restricted use of the spaces to disabled motorists by the City. Parking spaces for the disabled will conform to the standards of the Americans with disabilities act. The number of required parking spaces accessible to the disabled will be as follows:

Total In Parking Lot Spaces	Required Minimum Number Of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
401 to 500	10
501 to 1,000	20, plus 1 for each 100 spaces over 1,000

2. **Dimensions; Van Space, Access Isle.** In addition, for every eight (8) accessible parking spaces, one accessible van space must be provided. The dimensions of a standard accessible parking space will be at least nine feet by eighteen feet (9' x 18') with a five foot (5') wide access aisle (total of 14 feet x 18 feet). The dimensions of an accessible van space will be at least nine feet by eighteen feet (9' x 18') with an eight foot (8') wide access aisle (total of 17 feet x 18 feet). The following graphic shows and example:

Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist	N	P	P
RV storage	N	C	C
Retail services establishments	N	P	P
Septic tank pumper	N	N	N
Sexually oriented businesses	N	N	N
Sign sales	N	P	P
Storage rental units	N	C	C
Tattoo establishment	N	N	C
Taxidermist	N	C	C
Towing	N	P	P
Welding shop	N	N	C
Transportation and similar uses			
Bus terminal	N	P	P
Taxi	N	P	P
Truck terminal	N	N	N
Utility, government, public services and facilities and similar uses			
Cable television and satellite dish provider	N	P	P
Electrical substation, power stations	N	C	C
Government buildings or uses, nonindustrial	N	P	P
Library	N	P	P
Materials recycling facility	N	N	N
Museum	N	P	P
Post office	P	P	P
Television or radio station	N	P	P
Water disposal	N	N	N

C. Conditional Uses. A more detailed explanation of these requirements is outlined in BMC 15.08.

D. Area, Setback and Height Requirements

1. Lot Areas and Setbacks

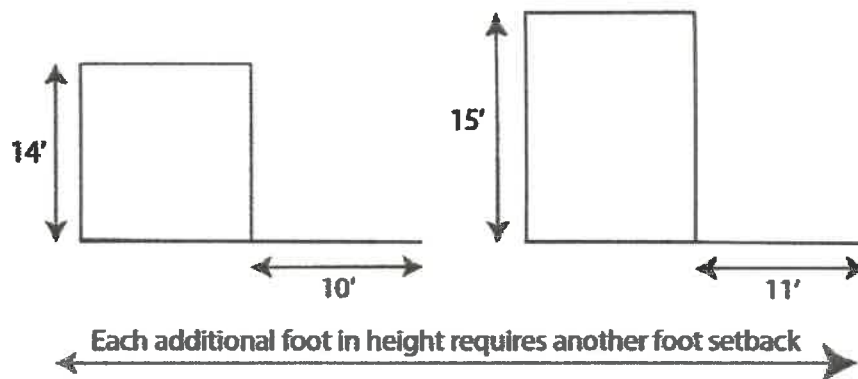
	C-1	C-2	C-3
Minimum lot area	None	None	None
Maximum zoned area	5 acres	None	None
Front*	20* feet	20* feet	20* feet
Side**	10 feet	10 feet	10 feet
Side facing a street on corner lot	20 feet	20 feet	20 feet
Rear	10 feet	10 feet	10 feet

Notes:

* Notwithstanding any other provision of this Ordinance, all buildings abutting a highway having a state or federal designation (except non-access highways), will be set back at least fifty (50) feet from the highway right-of-way line.

** Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the planning commission determines such setback is unnecessary.

- 2. Additional Setbacks Abutting Residential Zones.** When abutting a residential zone there will be a minimum setback of ten feet (10') with an additional setback for buildings or structures over fifteen feet (15') in height based on a one to one (1:1) ratio. So each additional foot in height requires an additional setback foot from the property line.



3. Height

	C-1	C-1	C-2
Minimum	10 feet	10 feet	10 feet
Maximum	35 feet	35 feet	35 feet

Unless a greater height is approved by the City Council after recommendation by the planning commission.

4. Lot Coverage

	C-1	C-2	C-3
Maximum lot coverage	40 percent	None	None
Maximum building size (single use building)	10,000 square feet (up to 15,000 square feet with a conditional use permit)	None	None

E. Special Provisions

- 1. Trash, Junk, Inoperable Vehicles, Vessels and Similar Items.** No trash, rubbish, weeds or other combustible material will be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned, inoperable or dismantled vehicles or vessels or vehicle or vessel parts or similar material will be stored or allowed to remain on any lot in any commercial zone.
- 2. Solid Waste Storage Facilities.** All solid waste storage facilities will be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
- 3. Sales Lots for Automobiles and Similar Vehicles.** Sales lots for automobiles, RVs, boats, trailers and similar vehicles will be fully improved to comply with current City standards, including fully paved display area, permanent sales office built to the current building code, landscaping, streetlights and permanent signage. Display vehicles will not be located within the public right of way or on the required landscape area, unless part of the landscape and site plan.
- 4. Buildings with A Large Ground Floor Area.** Buildings with a ground floor (footprint) area of twenty thousand (20,000) square feet or more or a site with an aggregate ground floor (footprint) square footage of twenty thousand (20,000) square feet or more will be subject to design review and approval by the City Council. A site plan along with colored building elevations of all sides of the building and a three-dimensional rendering will be submitted for review by the planning commission which will make a recommendation to the City Council. The City Council will review the building design and conceptual site plan in order to achieve the following desired objectives:
 - Vehicle access and parking lots properly designed for safety, efficiency and beauty. Parking lots should be landscaped with shade trees throughout the lot to avoid major heat islands, and to break up large asphalt areas.
 - Landscaping of the project site to promote community appearance.
 - Building facade articulation will include a variation in base, middle, and top of a building created by variations in color and materials. Articulated tops should consist of pitch dormers, gable ends, cornice detailing, or similar details. The base of a building will include elements that relate to human scale such as doors, windows, texture, projections, awnings and canopies, ornament, etc. Buildings will provide visual interest through articulation of the facade. This can be achieved through
 - (1) combinations of stepping back or extending a portion of the facade (pop outs),
 - (2) vertical divisions using different textures and materials,
 - (3) divisions into storefronts, with separate display windows and entrances, variation in rooflines by alternating dormers, stepped roofs, gables, or other roof elements, and arcades, awnings, window bays, arched windows, and balconies at intervals.

d. Building colors will be earth tones that blend with the predominant colors of the natural surrounding area and will not be of high contrast. Bright, white or contrasting colors will be limited to trim. A materials and color sample board will be provided.

5. **Access and Paved Areas.** All commercial establishments must provide paved ingress, egress, parking and pedestrian access facilities for both the general public and the employee's of the business. All paved areas will comply with the Standard Specifications and Plans as adopted by Ballard City.

6. **Curb and Gutter on Streets.** Whenever a structure is improved, erected, or the use of the structure is changed in any commercial zone curb, gutter, and sidewalk will be required as per BMC subdivision ordinance 15.04.160 along streets the property abuts and fronts and along all roads being created by the development. Notwithstanding any other provision of this Ordinance, all buildings abutting a highway having a state or federal designation will not be required to provide curb and gutter along that highway unless required by the owning jurisdiction.

F. **Landscaping.** Properties within commercial zones will comply with BMC 15.06.180, "Landscape Standards".

G. **Off Street Parking Requirements.** All sites will meet the requirements as outline in BMC 15.06.180.

H. **Walls and Fencing.** Properties within commercial zones will comply with BMC 15.06.160, "Walls and Fences".

HISTORY

Adopted by Ord. [07022019-002](#) on 7/2/2019

15.06.180 Landscape Standards**A. Minimum landscaping standards for the following zones: PD, C-1, C-2, C-3, I-1 and I-2**

1. **Design.** Landscape plans will make provisions for erosion control on all graded sites. It shall be the responsibility of the developer to grade, place topsoil, seed or sod, install automatic sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials in accordance with the site plan approved by the Zoning Board. All landscaped areas shall have sprinkling or irrigation systems. A landscape and irrigation plan will be submitted to the City for review at the same time as the drawings and plans are submitted for development of the site. Plants that are well adapted to Ballard City area climate zone will be used. Stormwater detention and retention basins will be landscaped.
2. **Installation.** Landscaping and irrigation installation will be completed prior to the issuance of a certificate of occupancy. Landscape and irrigation installers will follow the plans that have been signed and approved by the City. The Planning Board may grant an extension in the event a situation arises that prevents the completion of the required landscaping, provided that a suitable guarantee is filed with Ballard City ensuring the completion of such improvements.
3. **Maintenance.** It shall be the responsibility of the property owner to properly maintain all landscaped areas in accordance with the approved site plan and associated landscape plan. Such landscaping shall be maintained and kept alive and free from weeds and debris. Removed vegetation shall be replaced with equal or better-quality plant materials. Trees that are necessarily removed shall be replaced in accordance with the approved site plan. Owners are required to maintain all common areas including park strips between the street and any privacy walls. If a homeowners' association is dissolved maintenance becomes the individual property owner's responsibility.

B. Additional Requirements for Commercial Developments. The front yard areas and side yard areas adjacent to a public street, except those portions devoted to driveways and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. Landscaping within all commercial parking and driveway areas will comprise a minimum of 5% of the total square footage of those areas, in addition to the required front, side and rear landscaping. Landscaped areas shall generally not be less than five feet wide. A reduction in landscaped area width may be granted by the planning and zoning commission if the applicant provides acceptable mitigation to vegetate the development area. Parking areas will be defined to include all asphalt areas with parking spaces and driveways. All traffic channelization islands will be fully landscaped and will be considered as a portion of the required 5% parking lot landscaping. All landscaped areas abutting any paved area will be curbed with a six (6) inch high continuous concrete curb. When necessary a rolled back curb can be substituted if approved in Planning and Zoning. At intersections of streets, driveways, sidewalks, etc., landscaping will be limited to a height of not more than four (4) feet above street level within the area required for minimum site distance.

1. **Additional Requirements for Industrial Developments.** In the I-2 and I-3 zones, a minimum ten foot (10') wide landscape strip will be installed along all street frontages. Where a wall is installed along a street frontage, the landscape strip will be increased to a minimum of thirty feet (30'). In the I-1 zone, a minimum thirty foot (30') wide landscape strip will be installed along all street frontages. Additional landscaping will be required, in types and quantities to be determined by the City, if landscaping is determined necessary to adequately screen and protect adjoining residential property from industrial uses identified in the development plan.
2. **Minimum requirement for tree planting in Commercial and Industrial Zones.**
 - a. A minimum ration of two (2) trees or shrubbery per every 500 square feet of landscaping shall be provided on the overall site plan. For example: Commercial C2 one (1) acre site shows 10% greenspace; 10% = 8 trees or shrubbery for the 1-acre site.
3. **Locations of Trees.**
 - a. Trees shall be located and maintained within the landscaping so as not to impact public sidewalks or rights-of-way with roots, branches, or other debris. The retention of existing healthy, desirable tree species on-site is preferred. Buildings and parking areas should be designed around existing trees wherever possible.

HISTORY

Adopted by Ord. [07022019-002](#) on 7/2/2019

Amended by Ord. [202003-001](#) on 7/21/2020