



## PLANNING MEMORANDUM

1600 E. South Weber Drive  
South Weber, UT 84405

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To: Planning Commission  
From: Trevor Cahoon, Community Services Director  
Re: 10-8-5: NUMBER OF PARKING SPACES

### PURPOSE

Recommend a Parking Space Ordinance to the City Council.

### BACKGROUND

After review of the Private Right-of-way ordinance, the City Council has asked for a review of the parking space requirements that are currently part of the City Code feeling that there were inadequacies listed. Staff has reviewed the ordinance and has presented changes that would allow our ordinance to answer most uses that could be developed within the City. The list that was modified used the International Building Code as reference. Below is a comparison of the two tables.

### **Current Code**

1. Residential; all dwelling types	2 parking spaces per primary dwelling unit, plus 1 additional space per 3 units for multi-unit dwellings, and 1 additional space per IADU.
2. Golf courses, tennis courts and similar recreation areas	Determined by specific review by Planning Commission
3. Hotel, motel, and lodge	1 space per each 1 rental units, plus 1 space per 200 square feet of assembly, banquet, and restaurant area
4. Intensive retail commercial shops selling directly to the public	3.5 spaces for each 1,000 square feet of floor space
5. Less intensive commercial business, such as furniture, appliance, and lumber sales	1.5 spaces for each 1,000 square feet of floor area
6. Offices and personal services, including medical and dental clinics	2 spaces for each 1,000 square feet of floor area, plus 1 space for each employee per shift
7. Restaurants, bars, dining rooms	1 space for every 4 seats
8. Churches, auditoriums, assembly halls, theaters	1 space for every 5 seats
9. Bowling alleys, skating rinks	2 spaces for every 1,000 square feet of floor area
10. Industrial and wholesale establishments; industrial park	1 space for every 2 employees on the largest shift
11. Hospitals, schools, civic buildings	Determined by specific review by Planning

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	Commission
12. Shopping centers, complexes, or rentable commercial space	At least 3.5 spaces per 1,000 square feet of floor

**Updated Table**

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

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## **ORDINANCE 2022-XX**

### **AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL**

**WHEREAS**, the South Weber City Council wishes to clarify and instruct the development process.

**WHEREAS**, the South Weber City Council desires to modify the parking requirements for various development types.

**WHEREAS**, the current South Weber City Code does not clarify all use types when determining parking requirements.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of South Weber City, State of Utah:

#### **Section 1. Chapter amended. 10-8-5: NUMBER OF PARKING SPACES:**

- A. Required: Except as may be provided elsewhere in this title, there shall be provided at the time of construction of any building or at any time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles. If any land, structure or use 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 chapter.
- B. Parking Lot Characteristics: On each parcel of land developed for nonresidential uses, lots shall be constructed as follows:
  - 1. 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.
  - 2. 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.
  - 3. Lighting: Lots shall be properly illuminated with standards arranged so as to reflect light away from any adjoining residential buildings.
  - 4. Size Of Spaces: Each parking space shall measure at least nine feet (9') wide by eighteen feet (18') long.
- C. Specific Requirements For Each Land Use: Required off- street parking shall be provided for each use as listed below. 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. Parking shall be provided as follows, with spaces passed upon one or a combination of uses listed:

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

**Section 2. General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 3. Effective Date.** The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the <sup>th</sup> day of 2021.

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**MAYOR: Jo Sjoblom**

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**ATTEST: City Recorder, Lisa Smith**

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

**CERTIFICATE OF POSTING**

I hereby certify that Ordinance 2021-xx was passed and adopted the th day of 2021 and that complete copies of the ordinance were posted in the following locations within the City this<sup>th</sup> day of 2021.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

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**Lisa Smith, City Recorder**