



# Public Hearing Item Introduction

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**Commission Meeting Date:** 11/10/2021

**Name:** Trevor Cahoon

**Public Hearing Item:** South Weber City Off Street Parking Ordinance

**Background:** During the discussion on the Internal Accessory Dwelling Unit (IADU) and recommendation to the City Council at the August Planning Commission meeting, the Planning Commission moved to recommend the IADU ordinance with the recommendation to look at the parking ordinance within Title 10. Parking for the IADU ordinance has been detailed in the new ordinance. This review is centered on how the City can address the parking needs for residential units and have a more consistent approach to what will be required when creating parking. This discussion will only focus on parking within Title 10, and will not be focused on parking enforcement in Title 6.

Our current code does not reference what type of surfacing is required for off-street parking in residential zones. Nor does it specify if what materials should be used for any accessory parking. The updates to this chapter include: defining what parking surfacing should be used in the construction of new residential units including internal dwelling units, allowances for accessory parking surfaces, and updates the number of parking spaces table found in the chapter.

**Summary:** Consider Off Street Parking Ordinance

**Budget Amendment:** N/A

**Procurement Officer Review:** Budgeted amount \$ N/A Bid amount \$ N/

**A Committee Recommendation:** N/A

**Planning Commission Recommendation:** N/A

**Staff Recommendation:** N/A

**Attachments:** Off Street Parking Ordinance

**ORDINANCE 2021-**

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

**WHEREAS**, the South Weber City Council

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

**Section 1. Chapter amended** Title 10 Zoning Regulations shall be hereby amended as follows:

**10-8-2 OFF STREET PARKING**

F. Parking Areas, Development And Maintenance: 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:

1. Screening: The side of any off-street parking area for more than five (5) vehicles shall be effectively screened by fencing or landscaping of acceptable design, such wall or fence shall be not less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition with no advertising thereon.
2. Landscaping: Landscaping for off-street parking and loading shall be incorporated in the landscape plan and shall meet the requirements of chapter 15 of this title.
3. Surfacing: Except as provided in subsection 3b of this section, all off street parking areas shall be surfaced with asphalt, concrete pavement, masonry pavers, or comparable material and shall be graded to dispose of all surface water. Surfacing may be installed in stages as approved by the planning commission. All parking and grading plans shall be reviewed and approved by the city engineer.
  - a. Residential Parking Areas: All new main residential driveways, approaches, and parking spaces required by this title shall be surfaced with concrete, asphalt, or other hard surfaced pavement material.
  - b. Gravel or crushed rock may be installed for accessory parking in a residential zone and must be a minimum of four inches (4") deep, compacted, placed atop a weed barrier, be maintained completely free of grass and weeds, and contained within durable borders.
4. Parking for public use shall have appropriate bumper guards where needed as determined by the zoning administrator and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles.
5. Lighting: Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining premises.

**10-8-5: NUMBER OF PARKING SPACES:**

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:

|  |  |
|--|--|
| 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 1.5 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 Commission   |
| 12. Shopping centers, complexes or rentable commercial space                         | At least 3.5 spaces per 1,000 square feet of floor area  |

**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 Winsor         | FOR | AGAINST |

**CERTIFICATE OF POSTING**

I hereby certify that Ordinance 2021-xx was passed and adopted the <sup>th</sup> 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**