

ORDINANCE 2021-15

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING TITLE 10 REGARDING RESIDENTIAL PARKING

WHEREAS, the discussions on Internal Accessory Dwelling Units (IADU) in August prompted a review of parking ordinances; and

WHEREAS, current code does not reference the type of surfacing material required; and

WHEREAS, Planning Commission reviewed the proposed amendments on November 10, 2021 and recommend they be made; and

WHEREAS, Council agrees with the recommendation;

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:

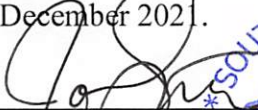
1. Residential; all dwelling types	2 parking spaces per primary dwelling unit, plus 1 additional space per 3 units for multi-unit dwellings, and 1 additional space per IADU.
2. Golf courses, tennis courts and similar recreation areas	Determined by specific review by Planning Commission
3. Hotel, motel, and lodge	1 space per each 1 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

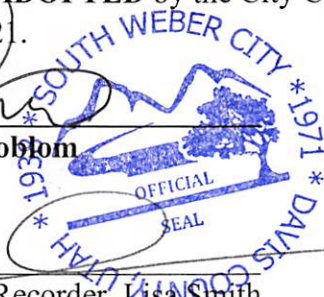
Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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 7th day of December 2021.


MAYOR: Jo Sjoblom


ATTEST: City Recorder, Lisa Smith



Roll call vote is as follows:

Council Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Soderquist	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member <i>Alberts</i>	<input type="radio"/> FOR	<input checked="" type="radio"/> AGAINST
Council Member Winsor	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2021-15 was passed and adopted the 7th day of December 2021 and that complete copies of the ordinance were posted in the following locations within the City this 7th day of December 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


Lisa Smith, City Recorder