

ORDINANCE NO. 10-01-2017

AN ORDINANCE AMENDING THE SANTAQUIN CITY CODE TO INCREASE THE MINIMUM GARAGE DIMENSION REQUIREMENT AND THE NUMBER OF PARKING SPACES REQUIRED FOR CERTAIN RESIDENTIAL USES, PROVIDING SEVERIBILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to amend Santaquin City Code Section 10-14-4 relating to garage dimensions and number of parking spaces required for certain residential uses; and

WHEREAS, the Santaquin City Planning Commission held a public hearing during their September 28, 2017 meeting, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in the Payson Chronicle Newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a favorable recommendation to the City Council for approval of the amendments,

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a Utah Code Ann. 1953 to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Section 10-14-4 is amended as follows: (Underlined text is added, stricken text is deleted)

B. Minimum Requirements: The number of off street spaces required below for each land use is established as minimum requirements:

Use	Parking Required
Residential:	
Assisted living center, nursing home, convalescent home, or other similar use	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
Attached single-family units ¹	<u>2</u> ear-garage parking spaces per unit <u>Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20'</u>

	for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces.
Bed and breakfast facility	1 parking space for each bedroom and 1 space for each employee at work during the largest shift
Duplex	2 <u>parking spaces stalls</u> per unit
Mixed use development with residential dwellings ¹	Studio or 1 bedroom units must have 2 spaces per unit. 2 bedroom units must have 2.5 spaces per unit. <u>2 parking spaces per unit.</u> Additional parking is required per nonresidential uses as provided below <u>Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces.</u>
Multiple-unit dwelling (apartments) ¹	Studio or 1 bedroom units must have 2 spaces per unit. 2 bedroom units must have 2.5 spaces per unit. Fractional spaces shall require a whole space (e.g., 5.5 spaces required equals 6.0 spaces to be built) <u>2 parking spaces per unit.</u> <u>Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces.</u>
Single-family as part of a PUD	2 car garage per unit
Retail commercial:	
Ancillary commercial	2 spaces per 1,000 square feet
Automotive service and repair (major)	5 spaces per 1,000 square feet plus 2 stalls per major service bay for the temporary storage of customer vehicles
Automotive service and repair (minor)	2 spaces per 1,000 square feet
Automotive service station	5 spaces per 1,000 square feet
Convenience commercial	5 spaces per 1,000 square feet
Heavy commercial	5 spaces per 1,000 square feet
Retail sales and services	5 spaces per 1,000 square feet
Commercial services, offices:	
Commercial recreation	1 parking space per 2 patrons, based on the design capacity of the facility
Hotels and motels	1 parking space per room or suite, plus 1 parking space for each employee at work during the largest shift
Medical clinics or offices, includes dentists and other healing art facilities	6 parking spaces per staff doctor, plus 1 parking space for each employee on the property during the largest shift
Mortuaries and funeral parlors	30 parking spaces or 1 space for each 25 square feet of combined floor space in all assembly rooms, whichever is greater, plus 1 space for each employee typically at work during normal facility function

Professional office or financial services	1 parking space per 200 square feet of floor area in the building minus storage and bathroom areas
Industrial:	
Business/research park	1 space per 1,000 square feet of floor area or 1 space per 2 employees at work during the largest shift with planning commission approval
Industrial, heavy	1 space per 1,000 square feet of floor area
Industrial, light	1 space per 1,000 square feet of floor area
Storage unit facility	1 space per site employee/manager on duty and 3 spaces per 50 units with a maximum of 8 spaces required. See also storage unit facility standards below ²
Restaurants:	
Drive-in restaurants	12 off street parking spaces or sufficient off street parking spaces to accommodate all patrons or customers based on design capacity, whichever is greater
Family restaurants	1 space per 4 seats
Restaurants (dinner only)	1 space per 2 seats
Public:	
Churches	1 parking space per 4 seating spaces in the main assembly room based on the design capacity of the structure
Hospitals	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
Places of assembly (e.g., theaters, auditoriums, sports arenas, etc.)	1 parking space per 4 seating spaces
Private clubs or lodges	1 parking space per 2 persons based on the design capacity of the facility
Schools - commercial, vocational	1 space per teacher and staff member plus 1 space for every 5 students based on design capacity
Schools - public, private or quasi-public	Parking spaces required for public schools shall be determined by the Nebo or Juab school districts, or the state of Utah as applicable. Private schools shall utilize similar standards as applied to public schools
Special review:	
Automotive equipment sales or rental Impound yards Uses not mentioned	The required off street parking for any use not listed above shall be determined by the planning commission. The planning commission shall make the determination based on similar uses listed above, nature and impact of the use on public streets and adjoining properties, and typical customer and employee needs

Notes:

¹ Additional guest parking shall be provided as follows: ~~at 0.25 space per residential unit. Fractional spaces shall require a whole space.~~

The first 5 residential units (1 ≤ units ≤ 5) in a development require 1 parking space per residential unit.
The next 5 residential units (5 < units ≤ 10) in a development require 0.75 parking space per residential unit.
The next 5 residential units (10 < units ≤ 15) in a development require 0.50 parking space per residential unit.
Residential units above 15 (units > 15) in a development require 0.25 parking space per residential unit.
(Fractional spaces shall require a whole space.)

² Businesses with warehouse and storage areas may utilize a 0.5 space per 1,000 square feet of storage area when determining required number of stalls.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section II. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Thursday, October 19, 2017. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 18th day of October, 2017.


Kirk Hunsaker, Mayor

Councilmember David Hathaway	Voted	<u>Aye</u>
Councilmember Marianne Stevenson	Voted	<u>Aye</u>
Councilmember Amanda Jeffs	Voted	<u>Absent</u>
Councilmember Keith Broadhead	Voted	<u>Aye</u>
Councilmember Nick Miller	Voted	<u>absent</u>

ATTEST:


Susan Farnsworth, City Recorder

