

# Agenda

## Naples City Planning and Zoning Commission

February 16, 2023 at 7:30 p.m.

Naples City Council Room

1420 East 2850 South

Naples, Utah 84078

THIS IS A REGULARLY SCHEDULED PLANNING AND LAND USE MEETING

### OPENING CEREMONIES

### STANDING BUSINESS

- Verification of Full Quorum & Designation of Voting Members:

| <u>Commissioner</u>         | <u>Voting</u> | <u>Commissioner</u> | <u>Voting</u> |
|-----------------------------|---------------|---------------------|---------------|
| Chris Clark (Chairman)      | Y N           | Scott Major         | Y N           |
| Scott Adams (Vice-Chairman) | Y N           | Kevin Hiatt (A)     | Y N           |
| Andrew Bentley              | Y N           | Brock Arnold (A)    | Y N           |
| Jessy McKee                 | Y N           |                     |               |

- Approval of Agenda – February 16, 2023
- Disclosures
- Approval of Minutes –January 19, 2023
- Introduction of Planning Commission Alternate- Brock Arnold
- Recognition of Jacob Harrison

### PLANNING/DISCUSSION

1. Montgomery Subdivision Amendment
  - Discussion
2. OffStreet Parking Regulations 02-15
  - Discussion
3. OPMA Training

### ITEMS FOR FUTURE DISCUSSION

- Rezone Highway 40 to Commercial
- O'Reilly Auto Parts Preliminary & Final approval

### ADJOURN

*The next Planning and Zoning meeting will tentatively be held on March 16, 2023*

All persons residing within the area served by City of Naples are HEREBY NOTIFIED that the Naples Planning and Zoning Commission will meet on the 3<sup>rd</sup> Thursday of each month at 7:30pm. All persons concerned with any matter before the Naples Planning and Zoning Commission are invited to attend. If possible, call to get on the agenda, 435-789-9090 NOTE: In compliance with the Americans with Disabilities Act, Individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Land Use Administrator at 435-789-9090 at the Naples City Office, 1420 East 2850 South, Naples, Utah 84078 at least three days prior to the meeting.

**Naples Planning and Land Use**  
**Public Meeting**  
**January 19, 2023**

**Commission Present:** Chris Clark, Jessy McKee, Scott Major

**Commission Absent:** Andrew Bentley, Kevin Hiatt, Scott Adams

**Others Present:** Gwen Harrison, Mike Davis, Dean Baker, Ken Reynolds

**Opening Ceremonies**

**Verification of full Quorum** Chris Clark verified a full quorum. All Commissioners will be voting in the meeting.

**Approval of Agenda** Chris Clark moves to postpone the election to the end of the meeting, in the event other commission members show up. Scott Major motions to approve the agenda for the January 19, 2023 meeting, with the change of moving the election to the end of the meeting. Jessy McKee seconds the motion.

All in favor:

|                |        |
|----------------|--------|
| Andrew Bentley | Absent |
| Chris Clark    | Aye    |
| Jessy McKee    | Aye    |
| Kevin Hiatt    | Absent |
| Scott Adams    | Absent |
| Scott Major    | Aye    |

Motion carried with all voting Aye. None opposed.

**Disclosures** **None**

**Approval of Minutes** Chris Clark motions to approve the November 17, 2022 minutes. Jessy McKee seconds the motion.

All in favor:

|                |        |
|----------------|--------|
| Andrew Bentley | Absent |
| Chris Clark    | Aye    |
| Jessy McKee    | Aye    |
| Kevin Hiatt    | Absent |
| Scott Adams    | Absent |
| Scott Major    | Aye    |

Motion carried with all voting Aye. None opposed.

**PLANNING/DISCUSSION**

**Planning Commission Bylaws 02-04**  
**02-04-007 Planning Commission Schedule**

Gwen Harrison presented the proposed 2023 schedule for the Planning Commission meeting schedule.

**Motion** Jessy McKee motions to approve the 2023 Planning Commission meeting schedule. Scott Major seconds the motion.

All in favor:

|                |        |
|----------------|--------|
| Andrew Bentley | Absent |
| Chris Clark    | Aye    |
| Jessy McKee    | Aye    |
| Kevin Hiatt    | Absent |
| Scott Adams    | Absent |

**Scott Major**

**Aye**

Motion carried with all voting Aye. None opposed.

**Auto Parts Store**

Mike Davis presented the concept plan for the Auto Parts Store looking to build in Naples City.

**Future Projects**

**Grants/Economic Development**

Mike Davis presented previous economic development projects the Planning Commission had suggested and asked for any additional items they would like included. Jessy McKee stated he would like fencing. Scott Major stated he would like to see more sidewalk and landscaping would for established businesses that could use some upgrade. Jessy McKee stated garbage cans to help keep the city clean. Scott Major suggested a public parking area, park and ride, to help provide a BTA service. Scott Major questioned if the park would be included in this. Mike Davis stated that no, it would not fit with the idea, but Naples does own the park and can make changes and improvements.

**Land Use Ordinance Modifications**

Mike Davis asked the Planning Commission for any Land Use Ordinances they would like to address over the coming year. Chris Clark suggested the Parking Ordinance and clarification on what signature blocks need to be on which plats.

**ITEMS FOR FUTURE DISCUSSION**

Highway 40 Rezone

**Election**

Commissioners vote Chris Clark as Chairman and Scott Adams as Vice-Chairman.

**ADJOURN**

Commissioner Clark asks for a motion to adjourn.

Scott Adams motions to adjourn, Jessy McKee seconds the motion.

All in favor:

**Andrew Bentley  
Chris Clark  
Kevin Hiatt  
Scott Adams  
Scott Major**

**Absent  
Aye  
Absent  
Absent  
Aye**

All Opposed

**Jessy McKee**

**Aye**

Motion carried with majority voting Aye.

**The next Planning and Zoning meeting will tentatively be held February 16, 2023 in the Naples City Council Chambers @ 7:30 P.M.**



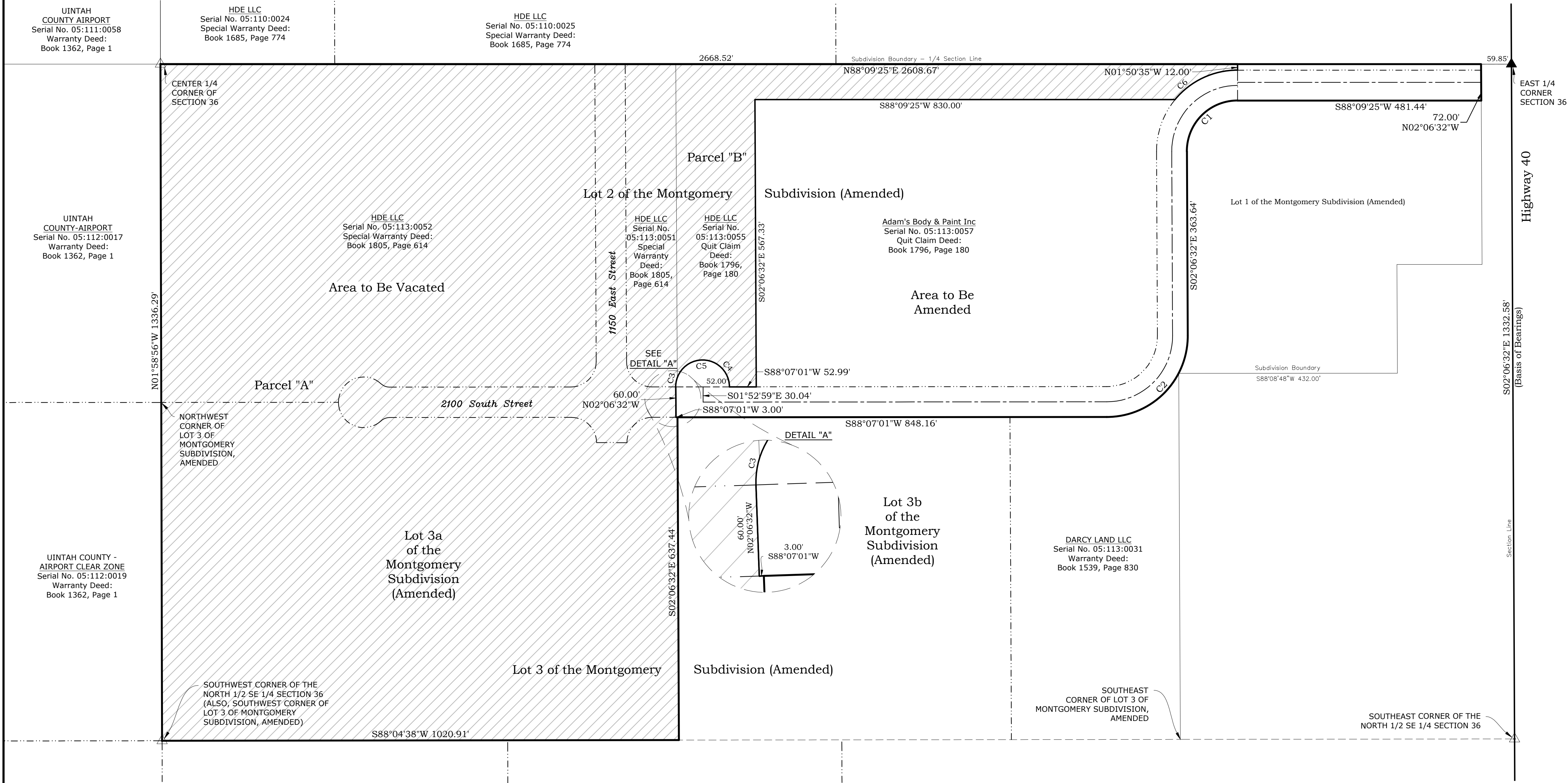
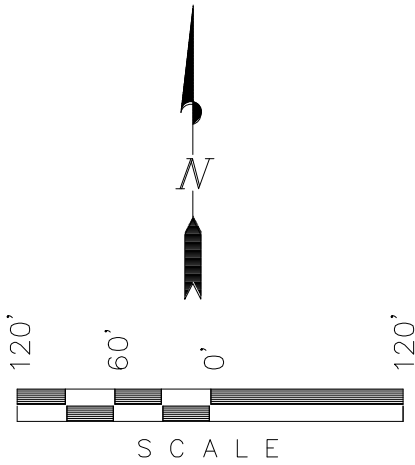
Item No:   1  

|                                                                                                                                                                        |                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>MEMO TO:</b> Planning Commission<br><br><b>FROM:</b> Staff<br><br><b>Date:</b> February 16, 2023                                                                    | <b>Subject:</b><br><br>Montgomery Subdivision Amendment |
| <b>Staff Recommendation:</b>                                                                                                                                           |                                                         |
| <b>Background:</b><br><br>Changes being proposed to amend the Montgomery Subdivision. Proposed vacation of road as previously recorded on Montgomery Subdivision plat. |                                                         |
| <b>Options:</b><br><br>_____ Approve the changes and bring back for public hearing<br><br>_____ Reject changes                                                         |                                                         |



MONTGOMERY  
SUBDIVISION  
AMENDMENT "B"

PRELIMINARY PLAT  
Located in the SE 1/4 of  
Section 36, T4S, R21E, S.L.B.&M.  
UINTAH COUNTY, UTAH



| CURVE DATA |         |         |            |           |         |               |
|------------|---------|---------|------------|-----------|---------|---------------|
| CURVE      | LENGTH  | RADIUS  | DELTA      | TANGENT   | CORD    | CHORD BEARING |
| C1         | 157.54' | 100.00' | 90°15'57"  | 100.46'   | 141.75' | S43°01'26"W   |
| C2         | 251.96' | 160.00' | 90°13'33"  | 160.63'   | 226.72' | N43°00'15"E   |
| C3         | 17.75'  | 53.00'  | 19°11'06"  | 8.96'     | 17.66'  | S07°40'10"W   |
| C4         | 148.83' | 53.00'  | 160°53'44" | 314.95'   | 104.53' | N82°17'25"W   |
| C5         | 166.58' | 53.00'  | 180°04'50" | 75447.45' | 106.00' | S88°07'02"W   |
| C6         | 140.73' | 160.00' | 50°23'43"  | 75.28'    | 136.24' | S62°57'33"W   |

- LEGEND
- ▲ = SECTION CORNER LOCATED
  - △ = SECTION CORNER LOCATED (NOT MONUMENTED)
  - - - = NEIGHBORING DEED LINE
  - ▨ = AREA TO BE VACATED

SURVEYED BY: BS  
DRAWN BY: DA  
DATE: 2/01/23  
SCALE: 1"=120'  
FILE:

**TIMBERLINE**  
Engineering & Land Surveying  
209 North 300 West • Vernal, Utah  
(435) 789-1365



Item No:   2  

**MEMO TO:** Planning Commission

**FROM:** Staff

**Date:** February 16, 2023

**Subject:**

OffStreet Parking Requirements 02-15

**Staff Recommendation:**

**Background:**

Review of Offstreet Parking Requirements brought up potential changes, to clarify ordinance.

**Options:**

\_\_\_\_\_ Bring back for further discussion

\_\_\_\_\_ Table and bring back at a later time

## CHAPTER 02-15      OFFSTREET PARKING REQUIREMENTS

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Section 02-15-001 | Purpose                                                    |
| Section 02-15-002 | General Provisions for Off street Parking and Loading      |
| Section 02-15-003 | Site Plan Required                                         |
| Section 02-15-004 | Computation of Off street Parking Spaces                   |
| Section 02-15-005 | Design Standards for Off Street Parking and Loading Spaces |
| Section 02-15-006 | Parking Lot Access                                         |
| Section 02-15-007 | Stacking                                                   |
| Section 02-15-008 | Parking Lot Layout                                         |
| Section 02-15-009 | Compact Car Design                                         |
| Section 02-15-010 | Handicapped Parking                                        |
| Section 02-15-011 | Landscaping and Screening                                  |
| Section 02-15-012 | Lighting                                                   |
| Section 02-15-013 | Surfacing                                                  |
| Section 02-15-014 | Grading                                                    |
| Section 02-15-015 | Storage                                                    |
| Section 02-15-016 | Off street Loading Space Design Standards                  |

### 02-15-001      PURPOSE

The purpose of these off-street parking requirements is to reduce congestion and traffic hazards in the City by incorporating adequate, attractively designed off street parking and loading facilities for various land uses. Parking areas shall be designed in such a manner that they will result in maximum efficiency, protection of public safety, provide for the special needs of ~~disabled persons the handicapped~~, and where appropriate, insulate surrounding land uses from adverse impacts created by such parking.

### 02-15-002      GENERAL PROVISIONS FOR OFFSTREET PARKING AND LOADING

At the time any new building construction, structure additions or enlargements to an existing building, -or use is changed such that there is an increase in the capacity or intensity of the use, off street parking shall be provided as required in compliance with this Chapter. All off street parking and loading facilities within the City shall comply with all of the standards prescribed in this Chapter, and shall be permanently maintained in good condition for the duration of the use or uses served by the facility. All paved areas shall be maintained in good repair without broken parts, potholes, or litter.

For all uses permitted in a residential zone, only twenty-five (25) percent of the front yard area required by the respective zones shall be used for parking.

Off-street parking is prohibited in all access ways, fire lanes, or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required.

Required off-street parking spaces shall not be used for the repair of motor vehicles, or the display or sale of goods and services of any kind, unless authorized by a land use application approval.

It is unlawful for any owner of any building or use to discontinue or dispense with the required vehicle parking facilities without providing some other vehicle parking area which meets the requirements of this chapter. Failure to maintain required parking and landscaping in a condition substantially similar to its original approved condition shall ~~be a class "B" misdemeanor and shall~~ be cause for suspension of a business license if, within 10 days after the mailing of a violation notice, the violation is not brought into compliance. If, due to cold weather or other environmental condition, the violation cannot be brought into compliance within ten (10) days, the Planning ~~and Land Use~~ Commission shall consider such conditions and impose a reasonable extension of time for compliance.

#### **02-15-003 SITE PLAN REQUIRED**

All applications for a building permit shall be accompanied by a detailed site plan as required in the Design and Development Plan Review chapter of this Title showing the required off street parking spaces. The site plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking area.

#### **02-15-004 COMPUTATION OF OFFSTREET PARKING SPACES**

The matrix on the following pages contains the minimum parking requirements for specific uses. ~~The maximum percentage allowed for compact spaces is -25% of the total number of parking spaces~~also given. Special requirements for each use are provided under the "Notes" column, where appropriate.

If, in the application of the requirements of this Title, a fractional number is obtained, one parking space or loading space shall be required for each fraction.

If more than one use is located on a site, the number of off street parking and loading spaces to be provided shall be equal to the sum of the requirements of each use.

The number of parking spaces required by these schedules may be reduced or increased as a condition of the development review by the Planning Commission if it can be demonstrated through a parking study that the proposed use(s) would have a parking demand less than or in excess of the requirements stated in this Chapter.

The parking requirements for land uses which are not specified in this chapter shall be recommended by the Land Use Administrator. The determination shall be based upon the requirements for the most comparable use specified herein.



~~(See chart on next page)~~

### Off Street Parking Requirements

| <u>Use</u>                                                                                                                    | <u>Minimum Off-street Parking Requirements</u>                                                        | <u>Maximum % Compact Spaces Allowed</u> | <u>Notes</u>                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Residential</u></b>                                                                                                     |                                                                                                       |                                         |                                                                                                                                                                                                                                                                                                                                                                                     |
| 1. Single Family Dwelling<br>Two Family Dwelling<br>Three Family Dwelling<br>Four Family Dwelling<br>Multiple Family Dwelling | 2 spaces per unit                                                                                     | None                                    | <del>Parking one behind the other arrangements for all required parking is prohibited.</del><br>Minimum off-street parking shall not be located within the minimum required front yard setback. If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.                               |
| 2. Multiple Family Units:<br><br>Studio Units<br><br>One Bedroom Units<br><br>Two Bedroom Units<br><br>Three Bedroom Units    | 1.3 spaces per unit<br><br>1.5 spaces per unit<br><br>1.75 spaces per unit<br><br>2.0 spaces per unit | 25%                                     | If the Planning Commission finds that reducing the two parking spaces per unit ratio is not detrimental to the surrounding area and will enhance the proposed development, it may reduce the parking ratio to these minimums. If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase. |
| 3. Mobile Home Dwelling<br>Mobile Home Parks                                                                                  | 2 spaces per unit                                                                                     | None                                    | Parking one behind the other is permitted provided sufficient visitor parking is located within the park.                                                                                                                                                                                                                                                                           |
| 4. Handicapped or Group Home Housing                                                                                          | A minimum of 2 parking spaces plus 1 parking space                                                    | None                                    | The Planning Commission may vary off street parking                                                                                                                                                                                                                                                                                                                                 |

|                                                                                          |                                                                                                                                                                                                                                                                             |      |                                                                                                                                                                               |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          | for every 4 handicapped persons                                                                                                                                                                                                                                             |      | needs in relation to the number of staff/employees required and the special needs of the residents                                                                            |
| <b><u>Health Services</u></b>                                                            |                                                                                                                                                                                                                                                                             |      |                                                                                                                                                                               |
| 5. Nursing Homes                                                                         | 1 space per 2.5 beds for nursing and convalescent homes                                                                                                                                                                                                                     | None |                                                                                                                                                                               |
| 6. Hospitals                                                                             | 2 spaces per bed in the total facility                                                                                                                                                                                                                                      | 25%  |                                                                                                                                                                               |
| 7. Medical, Dental Offices and Clinics                                                   | 1 space per 200 square foot of gross floor area                                                                                                                                                                                                                             | 25%  |                                                                                                                                                                               |
| 8. Veterinarians and Veterinary Hospitals                                                | 1 space per 200 square feet of gross floor area                                                                                                                                                                                                                             | 25%  |                                                                                                                                                                               |
| 9. Churches, Auditoriums, Assembly Halls, Mortuaries and other places of public assembly | 1 space for each 61/2 feet of linear pew or 31/2 seats in an auditorium provided, however, that where a church building is designed or intended to be used by 2 congregations at the same time, 11/2 parking spaces shall be provided for each 31/2 seats in the auditorium | 25%  |                                                                                                                                                                               |
| 10. Day Care, Preschool and Nursery Schools                                              | 1 space per 300 square feet of gross floor area                                                                                                                                                                                                                             | 25%  | If drop off facilities are contemplated, it shall be designed to provide a continuous flow of vehicles to safely load and unload children without stacking on public streets. |
| 11. Professional Business or Trade Schools                                               | 1 space per 75 square feet of gross classroom area plus 1 space for each 250 square feet of office area.                                                                                                                                                                    | 25%  | A parking study may be required by the Planning Commission                                                                                                                    |
| <b><u>Entertainment and Recreation</u></b>                                               |                                                                                                                                                                                                                                                                             |      |                                                                                                                                                                               |

|                                                                      |                                                                   |      |                                                                                                                          |
|----------------------------------------------------------------------|-------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------|
| 12. Amusement Center (Arcade)                                        | 1 space per 100 square feet of floor space                        |      |                                                                                                                          |
| 13. Bowling Alleys and Billiard Halls                                | 5 parking spaces per alley and 2 spaces per billiard table        | 25%  | Ancillary uses such as restaurants shall comply with the specific requirements outlined in this chapter                  |
| 14. Commercial Riding Stables                                        | 1 space per 5 horses boarded on site                              | None |                                                                                                                          |
| 15. Golf Courses<br><br>Miniature Golf Courses<br><br>Driving Ranges | 6 spaces per hole<br><br>3 spaces per hole<br><br>1 space per tee | 25%  | Ancillary uses such as commercial pro shops and restaurants shall provide sufficient parking as required in this chapter |
| 16. Tennis, Handball and Racquetball Facilities                      | 3 spaces per court                                                | 25%  | Ancillary uses to provide sufficient additional parking as required by this chapter.                                     |
| 17. Movie Theaters                                                   | 1 space per 3 seats                                               | 25%  |                                                                                                                          |
| 18. Health Spas and Sports Complexes                                 | 1 space per 200 square feet of gross floor area                   | 25%  | Ancillary uses such as restaurants to provide parking as required by this chapter.                                       |

|                                               |                                                                                                                                                     |     |                                                                                                                             |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------|
| <b><u>Commercial</u></b>                      |                                                                                                                                                     |     |                                                                                                                             |
| 19. Auto Repair, Service and Auto Parts Sales | 3 spaces for each service bay plus 1 space for every 300 square feet of retail sales area                                                           | 25% | If towing service is provided, sufficient area shall be located onsite for temporary storage of vehicles and the tow truck. |
| 20. Auto Sales                                | 1 customer parking space per 400 square feet of gross floor area in the automobile sales area or 5 parking spaces, whichever requirement is greater | 25% |                                                                                                                             |
| 21. Hotels and Motels                         | 1 parking space per guest room, plus 3 parking spaces.                                                                                              | 25% | Ancillary uses such as restaurants or retail shops shall provide additional                                                 |

|                                                                                                                                  |                                                                                                                                                                                                                     |     |                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                  |                                                                                                                                                                                                                     |     | parking as identified for the specific use as required by this chapter.                                                                                                                                                                                                                                      |
| 22. Lumber Yards and Plant Nurseries                                                                                             | 1 space per 300 square feet of indoor floor sales area                                                                                                                                                              | 25% |                                                                                                                                                                                                                                                                                                              |
| 23. Professional Offices and Banks                                                                                               | 1 space per 250 square feet of gross floor area                                                                                                                                                                     | 25% | Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from teller window                                                                                                                                                                                                  |
| 24. Restaurants and Fast Food Establishments                                                                                     | 1 space per 100 square feet of gross floor area or 1 space for each 2 seats, whichever is greater, plus .5 space for each employee on the highest employment shift with a minimum of 5 spaces for employee parking. | 25% | Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of order and 4 spaces from pickup window                                                                                                                                                                 |
| 25. Intensive Retail, General Merchandising which is not located in a shopping center                                            | 1 space per 250 square feet of gross floor area                                                                                                                                                                     | 25% |                                                                                                                                                                                                                                                                                                              |
| 26. Less Intensive Retail Furniture, Carpet                                                                                      | 1 space per 300 square feet of gross floor area                                                                                                                                                                     | 25% |                                                                                                                                                                                                                                                                                                              |
| 27. Shopping Centers                                                                                                             | 1 space per 250 square feet of gross floor area                                                                                                                                                                     | 25% | <del>The following additional parking spaces are required where those described uses are located in shopping centers.</del> Cinemas for cinemas occupying over 10% of the total gross floor area in a center with less than 100,000 square feet, add 3 additional parking spaces for every 100 cinema seats. |
| 28. Sports Stadiums and Arenas, Auditoriums (including school auditoriums), other places of public assembly and clubs and lodges | 1 space for every 4 seats and/or 1.3 spaces for each 100 square feet of gross floor area used for assembly and not containing fixed seats                                                                           | 25% |                                                                                                                                                                                                                                                                                                              |

|                                                      |                                                                                                                                                                                                                                                                                                                                             |                  |                                                                                                                                                  |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| having no sleeping facilities                        |                                                                                                                                                                                                                                                                                                                                             |                  |                                                                                                                                                  |
| 29. Swimming Pools<br>(Commercial and Public)        | 1 space for each 10 persons based on capacity load                                                                                                                                                                                                                                                                                          | 15%              |                                                                                                                                                  |
| 31. Research and Development                         | 1 space per 350 square feet of gross floor area plus the required parking for business vehicles                                                                                                                                                                                                                                             | 30%              |                                                                                                                                                  |
| Industrial                                           |                                                                                                                                                                                                                                                                                                                                             |                  |                                                                                                                                                  |
| 32. Truck Transfer Companies                         | 1 space for each 2 employees plus parking for each truck associated with the business                                                                                                                                                                                                                                                       |                  |                                                                                                                                                  |
| 33. Warehousing                                      | <p>1 space per 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehouse plus the required parking for square footage devoted to other uses</p> <p>1 space per 2,000 square feet for the second 20,000 square feet</p> <p>1 space per 2,500 square feet of floor area in excess of 40,000 square feet</p> |                  | No conversions of any portion of a warehouse use to any other use shall be permitted unless the parking requirement for such other uses are met. |
| 34. Open Storage Uses in an approved industrial area | 1 space per 5,000 sq feet of open area being utilized for storage exclusive of access, landscaping, etc.                                                                                                                                                                                                                                    |                  |                                                                                                                                                  |
| <del>35. Parking Spaces for Uses Not Specified</del> | <del>The number of parking spaces for uses not specified herein shall be determined by the Land Use Administrator being guided, where appropriate, by the requirements set forth herein for uses which are similar to the use not specified.</del>                                                                                          | <del>_____</del> | <del>_____</del>                                                                                                                                 |

Appeals to the decision of the Land Use Administrator are made to the Appeals or Variance Authority as designated in Section 02-06.

#### **02-15-005 DESIGN STANDARDS FOR OFFSTREET PARKING AND LOADING SPACES**

All parking spaces shall be accessible from a street, provided that no parking space shall be designed to require vehicles to back onto a street except of parking spaces that serve a one or two-family dwelling. All parking areas shall be designed to allow vehicles to enter, exit, and travel the aisles in a forward motion. Dead end parking aisles must have a hammerhead type turn-around to allow vehicles to back out of the parking space and travel the aisle in a forward motion.

#### **02-15-006 PARKING LOT ACCESS**

Entrances and exits for parking facilities shall be designed to reduce traffic congestion on public streets and minimize conflicts with neighboring uses. Adequate ingress and egress to the parking facilities shall be provided as follows:

Access drives for one and two-family dwellings shall be a minimum of ten (10) feet wide and maximum of twenty (20) feet at the property line. On corner lots, the access to the property shall be setback a minimum of fifty (50) feet from the point of intersection curb lines.

Access drives for multiple-family dwellings, commercial and industrial uses shall generally be a maximum of thirty (30) feet wide at the property line and shall conform to the standards outlined in each zone.

The Land Use Administrator ~~or his designee~~ may allow an increase in driveway width if sufficient proof is provided that the increase will be necessary for traffic movement. The maximum driveway width shall be fifty (50) feet.

#### **02-15-007 STACKING**

Adequate stacking or waiting lanes for those uses requiring such stacking areas shall be designed so that no obstruction shall occur at the public right-of-way. A 72-foot minimum stacking area from the service point shall be provided for waiting areas which do not conflict with access to other required facilities.

#### **02-15-008 PARKING LOT LAYOUT**

Parking lots shall be designed to provide for internal circulation so that each parking space is accessible to all other parking spaces without using a public street. All properties shall provide attractive, direct and safe pedestrian access to parking. The layout of the parking areas shall relate to building entrances. The following tables shall be used to provide the minimum design standards for parking lot layout:

| Standard Vehicle<br>Width 9'      Depth 18' |     |     |      |     |     |
|---------------------------------------------|-----|-----|------|-----|-----|
| A                                           | B   | C   | D    | E   | F   |
| 0 Degree                                    | 10' | 22' | *12' | 10' | 32' |
| 30 Degree                                   | 9'  | 18' | *15' | 18' | 51' |
| 45 Degree                                   | 9'  | 18' | *15' | 21' | 57' |
| 60 Degree                                   | 9'  | 18' | *20' | 22' | 64' |
| 90 Degree                                   | 9'  | 18' | 24'  | 18' | 60' |
| * One Way Traffic Only                      |     |     |      |     |     |

| Compact Vehicle<br>Width 9'      Depth 16' |     |     |      |     |     |
|--------------------------------------------|-----|-----|------|-----|-----|
| A                                          | B   | C   | D    | E   | F   |
| 0 Degree                                   | 10' | 20' | *12' | 10' | 32' |
| 30 Degree                                  | 9'  | 16' | *15' | 15' | 45' |
| 45 Degree                                  | 9'  | 16' | *15' | 17' | 49' |
| 60 Degree                                  | 9'  | 16' | *20' | 18' | 56' |
| 90 Degree                                  | 9'  | 16' | 24'  | 16' | 5   |
| * One Way Traffic Only                     |     |     |      |     |     |

## PARKING LOT REQUIREMENTS

A = Parking Angle  
B = Stall Width  
C = Stall Length  
D = Aisle Width  
E = Stall to Curb  
F = Curb to Curb

### 02-15-009 COMPACT CAR DESIGN

-Each compact space approved herein shall be individually designated as a compact space with either signage or painted letters on pavement of at least 12 inches high and seven inches wide stating "Compact". All compact parking spaces shall be approved by the City and shall be located throughout the required parking lot areas in groups as to allow appropriate design, and not to exceed a maximum of twenty-five (25) percent of total stalls.

### 02-15-010 DISABLED PERSONS ~~HANDICAPPED~~ PARKING

~~Handicapped~~ Accessible parking spaces shall be provided in off street parking lots and shall count towards fulfilling the minimum automobile required parking. The number of ~~handicapped~~ accessible parking spaces required shall meet the requirements and specifications of the Americans with Disabilities Act. ~~be one space per each 60 parking spaces up to 300 parking spaces. One additional handicapped parking space shall be designated for each 200 additional parking spaces within the parking lot. Wherever the number of spaces required is a fraction, one handicapped space shall be added if the fraction is .5 or greater.~~

~~Physically handicapped parking spaces shall be located as near as practical to a primary building entrance with access ramps negotiable for all handicapped equipment. Each parking space shall be identified by a permanently affixed reflectorized sign and/or surface identification painting depicting the standard symbol for handicap parking.~~

### 02-15-011 LANDSCAPING AND SCREENING

Parking lots with five or more spaces must have a minimum of a 10 foot wide landscape strip adjacent to any street. Exterior perimeters of the parking lot shall have a minimum of a five-foot wide landscaping strip. Parking lots with more than ~~then~~ twenty spaces must have a minimum of five percent interior landscaping. All landscaped areas shall consist of live plant materials and be serviced by a permanent underground water system. Trees shall be planted in the landscape areas at a ratio of one tree per 300 square feet of gross landscape area. Parking lots of five or more spaces shall provide a ~~masonry wall~~ six foot ~~high feet in height~~ sight obscuring wall or fence when parking lots are adjacent to a residential use. This solid barrier shall be maintained in good condition without any advertising thereon.



No fence shall be located within 25 feet of the front property line or of any street right of way, unless specifically approved by the Planning Commission.

**02-15-012 LIGHTING**

Lighting used to illuminate any off street parking area shall be arranged as to reflect the light away from ~~form~~ adjacent properties and street traffic.

**02-15-13 SURFACING**

All off street parking spaces and maneuvering area shall be paved and permanently maintained with asphalt, concrete or an alternative all weather dustless hard surface may be used, to prevent tracking mud from business property to the city street. ~~any other all weather dustless surface as approved by the Land Use Administrator of Naples City -~~

Agricultural and heavy equipment uses will be evaluated as to their impact on City streets with appropriate surfacing to be determined by the Land Use Administrator.

**02-15-014 GRADING**

Parking lots shall be properly graded to allow for drainage of surface water in an approved manner to keep the parking area free of water and ice. Drainage plans are to be approved by the Land Use Administrator prior to issuance of a building permit.

**02-15-015 STORAGE**

All areas designated for off street parking, maneuvering, loading or site landscaping shall not be used for outdoor storage of materials. Businesses must not use the public right-of-way for parking equipment, storage bin storage, employee parking, and/or doing business.

**02-15-016 OFFSTREET LOADING SPACE DESIGN STANDARDS**

Where necessary, there shall be provided and maintained adequate space for loading and unloading services. All loading areas or docks shall be located so that no vehicle shall be parked, or require maneuvering room within a public street.

Each loading facility shall not be less than 45 feet in length and 12 feet in width and shall have an overhead clearance of not less than 14 feet.

Sufficient room for turning and maneuvering vehicles shall be provided on the site.

Off street loading facilities for one use shall not be considered as providing required off-street loading or parking facilities for any other use.

All truck loading spaces shall be separated from adjoining residential zones by a ~~masonry wall not less than 6 foot high~~ ~~feet in height.~~ aesthetically pleasing, sight obscuring wall or fence of a neutral color provided by the owner of the business. The fence shall provide, a minimum 90% fill to afford privacy for the residential dwelling.



Item No:   **3**  

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|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>MEMO TO:</b> Planning Commission<br><br><b>FROM:</b> Staff<br><br><b>Date:</b> February 16, 2023 | <b>Subject:</b><br><br>Open Public Meeting Act (OPMA) Training |
| <b>Staff Recommendation:</b>                                                                        |                                                                |
| <b>Background:</b><br><br>Yearly OPMA Training for Planning Commissioners                           |                                                                |
| <b>Options:</b><br><br>_____<br><br>_____                                                           |                                                                |

Note: All proposed ordinance changes included in this document are NOT considered legal until legislative action has occurred and are accepted by Naples City Council in a public meeting by ordinance.