

# WEST BOUNTIFUL CITY

## ORDINANCE #472-23

### AN ORDINANCE AMENDING THE WEST BOUNTIFUL MUNICIPAL CODE TO REDUCE PARKING REGULATIONS FOR CERTAIN RESIDENTIAL PROPERTIES

**WHEREAS**, in 2022, the legislature required that by October 1, 2022, the city amend its general plan to recognize the legislature's determination that municipalities facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

**WHEREAS**, the city was required to include a recommendation to implement a minimum of three moderate income housing strategies as described in UCA 10-9a-403(b) i; and

**WHEREAS**, the West Bountiful City Council, through an amendment to the general plan, adopted the goal to amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors; and

**WHEREAS**, a public hearing on this subject was held on June 13, 2023.

**NOW THEREFORE BE IT ORDAINED** by the city council of West Bountiful City that the West Bountiful Municipal Code be modified as shown in exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 20<sup>th</sup> day of June, 2023.

By:



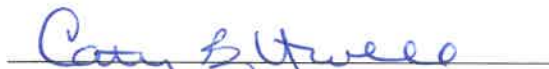
Mark Preece, Mayor Pro Tem

Voting by the City Council:

	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Bruhn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Enquist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Preece	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Attest:

  
Cathy Brightwell, City Recorder

## **17.52 Off Street Parking**

### **17.52.040 Number of Parking Spaces Required**

An adequate number of off-street parking spaces shall be provided for all uses as follows. In no case, however, shall parking provided be less than one space for each employee projected for the highest employment shift plus additional parking for vehicles used in conducting the business and customer parking. **Any parking calculations that result in less than a whole number shall be rounded up. (NOTE: the order below has been changed to be alphabetical.)**

- A. Auto Dealer: one parking space for each two hundred (200) square feet of sales office area plus one space for every ten (10) vehicles displayed, or five spaces, whichever is greater. Separate storage space for vehicles for sale or under repair shall be provided.
- B. Business or professional offices: one parking space for each two hundred (200) square feet of floor area.
- C. Churches with fixed seating: one parking space for each four fixed seats, or one parking space for each seven feet of linear pew, whichever is greater.
- D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls, reception centers, meeting halls: one parking space for each four seats of seating capacity.
- E. Fast food dining: one parking space for each seventy five (75) square feet of floor area (excluding kitchen and storage), with a minimum of five (5) spaces, plus three (3) stacking spaces per drive-through lane.
- F. Furniture and appliance stores: one parking space for each six hundred (600) square feet of retail floor area.
- G. Grocery store: one parking space for each three hundred (300) square feet of retail floor space.
- H. Hospitals: one parking space for each two beds.
- I. Hotels and motels: one space for each living or sleeping unit, plus parking space for vehicles used in conducting the business.
- J. Medical/Dental office: one parking space for each two hundred (200) square feet of floor area or three parking spaces for each doctor/dentist, whichever is greater.
- K. **Residential and Mixed-Use Buildings-dwellings:**
  - 1. **In residential districts: two parking spaces for each dwelling unit located in a including garage and/or driveway.**
  - 2. **(Moved from 17.44-HCCO) In commercial districts, Multi-Family and Mixed-use buildings:**
    - a. **Studio apartment – 1 space per unit;**
    - b. **One bedroom units – 1.5 spaces per unit;**
    - c. **Two or more bedroom units – 2 spaces per unit;**
    - d. **All multi-family residential and mixed use projects shall provide additional guest parking spaces equal to one guest parking space for every four units.**
- L. Residential Health Care facilities: one parking space for each five beds.
- M. Restaurants, taverns, private clubs, and all other similar dining or drinking establishments (except for fast food dining establishments): one parking space for each four seats or one parking space for each one hundred (100) square feet of floor area (excluding kitchen and storage), whichever is greater.

- N. Retail stores (except as provided in subsection F and G of this section): one parking space for each one hundred (100) square feet of retail floor space.
- P. Shopping center or other groups of uses not listed above: one parking space for each two hundred (200) square feet of total floor space.
- Q. Transit adjacent multi-family residential and/or mixed use, if located within one-half (1/2) mile of enhanced transit services such as a station, BRT, or enhanced bus, may request up to a ten percent (10%) reduction in parking spaces at the discretion of the applicant.
- R. Wholesale establishments, warehouses, manufacturing establishments and all industrial uses: as determined by the zoning administrator.
- S. All other uses not listed above: as determined by the zoning administrator. All required determinations of the zoning administrator under this section shall be based on the nearest comparable use standards and information provided by the applicant.

#### **17.52.080 Landscaping in Parking Lots**

The following landscape requirements apply to parking lots.

- A. Each parking lot adjacent to a public street shall provide along the entire frontage of the property (except for any drive approach) a minimum depth of ten (10) feet of permanently maintained landscaping.
- B. Each parking lot consisting of more than twenty (20) spaces, or 4,000 square feet shall include landscaped parking islands as follows:
  - 1. Office and commercial: 7 percent of total parking lot area.
  - 2. Industrial and warehouse: 5 percent of total parking lot area.
- C. Parking island areas are intended to define major drives and access ways, and to delineate ends of parking rows and aisle intersections. For every six required parking spaces, or portion thereof, a minimum of one tree shall be provided within each parking island. Additionally, each parking island shall contain:
  - 1. A minimum of 140 square feet;
  - 2. A minimum average width of 8 feet; and
  - 3. A minimum of one tree from the city's approved tree list.
- D. In all other respects, the landscaping of parking lots shall comply with Chapter 12.28 – **Water Efficient Landscape Standards** and Chapter 17.50 – **Clear View Area & Fence Requirements.**

-----

## **WBMC 17.44.060 – Housing in Certain Commercial Areas Overlay – Site Design**

### **G. Parking Requirements.**

1. Location of Parking and Parking Garages. Parking for a multi-family residential or mixed-use building should be located underneath, within (as in podium-style parking), to the side, or to the rear of the building. An above or partially above grade parking garage within the interior of a building having more than 20 residential units, if located within 50 feet of a public right-of-way, should include commercial uses that wrap the street-facing façade. No visible podium parking is recommended fronting on 500 West, 400 North, 500 South or 1100 West unless such parking is wrapped with commercial uses on the street-facing facade. If an above grade or a partially above grade parking garage is incorporated into a building that is located more than 50 feet from a public street, any portions above ground should be designed to complement the building in a manner that the parking garage is not readily discernable as such or is surrounded with a five foot-wide intensive landscape treatment that includes trees and shrubs covering at least 75 percent of each parking garage façade.
2. All projects of any building type shall provide the following minimum number of parking spaces, as per section 17.52.040. ~~Studio apartments – 1 space per unit; One bedroom units – 1.5 spaces per unit; Two or more bedroom units 2 spaces per unit.~~  
~~All projects should provide additional guest parking spaces equal to one guest parking space for every four units. Any parking calculations that result in less than a whole number shall be rounded up.~~