

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 108-8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Notice Date: April 17th, 2026

Public Hearing Date: Tuesday, April 28th, 5:00 PM

Location: 7474 East 200 South, Huntsville, Huntsville Town Council Chambers

Summary of Proposed Design Review Changes:

The proposed updates to Chapter 108-8 modernize the Parking and Loading Space, Vehicle Traffic and Access Regulations design standards by removing references to Weber County and obsolete zones, changes to parking requirements for dwellings, changes to parking requirements for non-dwelling buildings and uses, modifying adjustment procedures, modifying parking lot design and maintenance standards, adding seasonal parking restrictions, modifying standards for side-yard parking, and adding shared parking standards.

Key Changes Include:

Sec 108-8-2 Parking Spaces For Dwellings

Residential dwellings shall provide off-street parking. Parking spaces shall generally measure at least nine feet by 20 feet. The land use authority may allow reduced dimensions or alternative configurations where safe access and functionality are maintained. In all zones, the following number of parking spaces measuring no less than nine feet by 20 feet shall be provided.

Single-family dwelling	Two side-by-side parking spaces: <u>Required residential parking spaces may be provided in tandem, within garages, or in driveways.</u>
Accessory dwelling unit	<p><u>Accessory dwelling unit:</u></p> <p><u>One additional parking space unless the land use authority determines that existing on-site parking adequately serves the use. Required parking may be provided through tandem parking, shared driveways, or other configurations that do not create public safety issues.</u></p> <p><u>The land use authority may waive additional parking where:</u></p> <p><u>1 Existing parking is sufficient</u></p>

	<p><u>2 The property is used for agricultural purposes</u> <u>3 Parking demand is demonstrably low</u> <u>4 Strict application would create unnecessary hardship without public benefit</u></p> <p>Two parking spaces in addition to any other required parking</p>
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Sec 108-8-4 Parking Space For Non-Dwelling Buildings And Uses

Fraternity	Two spaces per four persons whom the building is designed to accommodate
Terminal, transportation	At least 30 spaces
Used car lot	One space per employee plus four spaces for client use
For other uses not listed above	<u>Same as most similar listed use as determined by the land use authority based on employees, occupancy, and operational characteristics. Adjustments may be approved under Sec 108-8-5. Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses</u>

Sec 108-8-5 Adjustments For Unusual And Unique Conditions

The land use authority may adjust required parking where application of the standard would result in unnecessary hardship or where the proposed use demonstrates different parking demand than typical uses.

~~The planning commission may adjust the required number of spaces listed in this chapter if it determines that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted. This section does not apply to the circumstances described in section 108-8-13.~~

Any adjustment shall:

1 Be based on written findings

2 Be supported by identifiable evidence such as operational characteristics, shared parking, rural location, or seasonal use

3 Be roughly proportional to actual parking demand

4 Not be based solely on generalized concerns or public opposition

5 Be the minimum adjustment necessary

Reductions should be favored where:

1 Shared parking exists

2 Agricultural or agritourism uses have variable demand

3 Seasonal uses exist

4 Parking demand studies support reduction

Increases above listed requirements shall only occur where documented impacts demonstrate the base standard is insufficient.

Sec 108-8-7 Parking Lot Design And Maintenance

In residential zones, front yard areas should generally remain open and landscaped; however, parking may be allowed where necessary to accommodate rural site design, agricultural uses, agritourism uses, or practical access needs.

The land use authority may allow front yard parking where:

1 Site constraints limit alternative locations

2 Agricultural or agritourism uses require functional access

3 Shared or consolidated access improves safety

4 The design minimizes visual and traffic impacts

Front yard parking areas should incorporate landscaping, screening, or layout techniques where reasonably feasible to maintain neighborhood character.

~~*Maximum yard area to be used for parking and vehicle access lanes. For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards.*~~

Additional provisions. The design and maintenance of off-street parking facilities shall be subject to the following provisions:

Each parking space shall encompass not less than 180 square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle from the side lines of the parking space.

Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right-of-way shall be as follows based on the number of units to be served:

Up to and including four dwelling units, 16 feet.

Five or more dwelling units, one 24-foot two-way access right-of-way or two 16-foot one-way access rights-of-way.

Larger access widths may be required only where necessary for fire access, traffic safety, or engineering standards and shall be the minimum increase necessary, supported by written findings.

~~—A greater size of access right-of-way shall be required as deemed necessary by the planning commission, especially in cases where access right-of-way will create corner lots from otherwise interior lots.~~

Parking areas adjoining residential zones shall provide screening where necessary to mitigate documented impacts. Screening may include fencing, vegetation, berms, setbacks, or existing natural features. Agricultural and small-scale uses may utilize existing site conditions where adequate buffering exists. All off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet nor more than seven feet high, except that some type of hedge row shrubs may be used in place of a wall or fence provided the hedge is continuous along adjoining property and at maturity is not less than five feet nor more than seven feet high. Hedge-row shrubs shall be maintained and replaced where necessary so that the hedge may become an effective screen from bordering property within a maximum five-year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.

Lighting and signs shall conform to the requirements set forth in this Land Use Code.

Parking requirements for dwellings will be located on the same lot with the dwelling.

All private parking facilities shall be constructed of a durable surface capable of supporting vehicle loads and preventing excessive dust or erosion. Acceptable surfaces may include asphalt, concrete, gravel, road base, permeable pavers, or other similar materials. Alternative parking surface materials shall not be prohibited where they meet functional performance standards.

Agricultural, agritourism, and seasonal uses may utilize gravel or other permeable surfaces where drainage is properly managed.

Hard surfacing shall only be required where necessary to address documented dust, drainage, or safety impacts.

~~All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of stormwater onto adjacent properties.~~

Sec 108-8-10 Vehicular Traffic To Commercial Or Manufacturing Zones

Seasonal Winter Street Parking Restrictions

From November 1 through March 31, no vehicle shall be parked on any public street between the hours of 12:00 a.m. and 7:00 a.m.

No vehicle shall be parked on any public street at any time when:

- 1 Snow accumulation is present
- 2 Snow removal operations are occurring or imminent
- 3 The street has not yet been cleared following a snow event

Vehicles in violation may be cited or removed to allow snow removal operations.

The City may designate snow emergency routes where parking is prohibited at all times during the winter season.

This section shall not apply to vehicles parked on private property or approved off-street parking areas.

Sec 108-8-11 Regulations Governing Accessory Vehicle Off-Street Parking Within Required Side Yard Areas

One concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one required side yard of a dwelling provided that:

The dwelling unit has the minimum number of required off-street parking spaces as stipulated by section 108-8-2.

The slab is at least eight feet wide and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling.

The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.

- ~~—Covered parking structures may be allowed where setback and height standards are met. Any slab constructed must remain open and unobstructed to the sky.~~
- ~~—Parking in required side yards shall be on a durable surface such as concrete, asphalt, gravel, or similar material capable of supporting vehicle loads and preventing drainage impacts. No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt.~~

Screening may be required where necessary to reduce impacts to adjoining properties.

~~—Any slab constructed for vehicle parking must be screened by a non-see-through fence of not less than six feet in height along the length of the slab behind the front yard setback.~~

All stormwater run off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.

Sec 108-8-13 Shared Parking

Required parking may be provided cooperatively between uses where peak demand occurs at different times or where total demand is reduced through shared use. The land use authority may approve shared parking arrangements based on demonstrated demand.

Sec 108-8-13 Ogden Valley Destination And Recreation Resort Zone

~~Within the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the land use authority may modify the applicability of any provision of this chapter by approving a parking plan created by the developer if the land use authority determines that the plan is consistent with the approved master plan. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented.~~

~~For the purposes of this section, the term "developer" refers to the signatory, successors, or assigns of a development agreement, or as otherwise defined in an applicable development agreement.~~

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial, and manufacturing buildings, structures, and uses, and their accessory buildings. No map changes are proposed by these amendments.

Reviewing Documents

The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-april-28-2026/
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9am to 1pm
Thursdays 1pm to 5pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

Chapter 108-8 Parking And Loading Space, Vehicle Traffic And Access Regulations

Sec 108-8-1 Purpose And Intent

Sec 108-8-2 Parking Spaces For Dwellings

Sec 108-8-3 Access To Lots In Subdivisions

Sec 108-8-4 Parking Space For Non-Dwelling Buildings And Uses

Sec 108-8-5 Adjustments For Unusual And Unique Conditions

Sec 108-8-6 Computation Of Parking Requirements

Sec 108-8-7 Parking Lot Design And Maintenance

Sec 108-8-8 Off-Street Truck Loading Space

Sec 108-8-9 Business Requiring Automobile Access

Sec 108-8-10 Vehicular Traffic To Commercial Or Manufacturing Zones

Sec 108-8-11 Regulations Governing Accessory Vehicle Off-Street Parking Within Required Side Yard Areas

Sec 108-8-12 Off-Site Improvements Required

Sec 108-8-13 ~~Ogden Valley Destination and Recreation Resort Zone~~Reserved

Sec 108-8-1 Purpose And Intent

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing, promote the safety and well being of the citizens of the county. Subsequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles.

~~(Ord. of 1956, § 24-1; Ord. No. 27-80; Ord. No. 2011-3, § 24-1, 2-15-2011)~~

Sec 108-8-2 Parking Spaces For Dwellings

~~In all zones, the following number of parking spaces measuring no less than nine feet by 20 feet shall be provided~~ Residential dwellings shall provide off-street parking. Parking spaces shall generally measure at least nine feet by 20 feet. The land use authority may allow reduced dimensions or alternative configurations where safe access and functionality are maintained:

Single-family dwelling	Two side-by-side parking spaces: <u>Required residential parking spaces may be provided in tandem, within garages, or in driveways.</u>
Accessory dwelling unit	Two parking spaces in addition to any other required parking <u>Accessory dwelling unit:</u> <u>One additional parking space unless the land use authority determines that existing on-site parking adequately serves the use.</u>

	<p><u>Required parking may be provided through tandem parking, shared driveways, or other configurations that do not create public safety issues.</u></p> <p><u>The land use authority may waive additional parking where:</u></p> <p><u>1 Existing parking is sufficient</u></p> <p><u>2 The property is used for agricultural purposes</u></p> <p><u>3 Parking demand is demonstrably low</u></p> <p><u>4 Strict application would create unnecessary hardship without public benefit</u></p>
Two-family dwelling	Four side-by-side parking spaces
Three-family dwelling	Six parking spaces
Four-family dwelling	Seven parking spaces
Other multiple-family dwellings	
Mixed bachelor, bachelorette and family	1¾ parking spaces per unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.
Bachelor and/or bachelorette	(Presence of resident manager does not make this type a mixed complex.) One parking space for each person in each unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.
Housing exclusively for elderly	One parking space per unit for the first 30 units, 0.75 space per unit for the next 20 units and 0.5 space per unit for each unit in excess of 50 in the development.
Increase occupancy	If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

(Ord. of 1956, § 24-2; Ord. No. 27-80; Ord. No. 9-81; Ord. No. 2011-3, § 24-2, 2-15-2011; Ord. No. 2014-18, Exh. A, 6-17-2014)

HISTORY

Amended by Ord. 2020-27 on 12/22/2020

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-8-3 Access To Lots In Subdivisions

Access to lots in subdivisions shall be across the front lot line abutting a public or private street or as otherwise approved by the land use authority.

~~(Ord. of 1956, § 24-2A; Ord. No. 27-80; Ord. No. 96-26; Ord. No. 2011-3, § 24-2A, 2-15-2011; Ord. No. 2012-7, § 3, 5-1-2012)~~

Sec 108-8-4 Parking Space For Non-Dwelling Buildings And Uses

For new buildings and uses or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing building there shall be provided:

Apartment hotel	One space per two sleeping units
Auditorium	One space per five fixed seats
Auto repair shop	One space per employee plus five spaces for client use
Bank	Not less than 30 spaces
Beauty shop	Two spaces per staff member
Beautician shop	Three spaces per staff member
Boardinghouse	Three spaces per four persons to whom rooms will be rented
Bed and breakfast inn	One space per each rental sleeping room and bed and breakfast hotel in addition to the owner/host required two spaces
Business office	One space per employee on highest shift
Cafe	One space per eating booth and table plus one space per three stools
Cafeteria	One space per eating booth and table plus one space per three stools
Car wash	Four spaces in approach lane to each wash bay
Chiropractor office	Four spaces per professional staff plus one space per subordinate staff
Church	One space per five fixed seats

Clinic	Four spaces per professional staff plus one space per subordinate staff
Club, private	At least 20 client spaces
Dance hall	One space per 200 square feet of floor space
Day care center	One space per employee plus one space per ten children
Dental office	Four spaces per professional staff plus one space per subordinate staff
Drive in food	One space per 100 square feet of floor establishment space but not less than ten spaces
Dry cleaner	One space per employee plus five spaces for client use
Educational institution (private)	Two spaces per three student capacity plus one space per staff member
Employment	One space per employee plus six spaces for client use
Finance office	One space per staff member plus three spaces for client use
Fraternity	Two spaces per four persons whom the building is designed to accommodate
Hospital	One space per two bed capacity
Hotel	One space per two sleeping units
Insurance office	One space per two staff members plus four spaces for client use
Laboratory	One space per employee on highest shift
Laundromat	One space per three coin operated machines
Legal office	One space per professional staff plus four spaces for client use
Library	At least 30 spaces
Lodginghouse	Three spaces per four persons to whom rooms will be rented
Lounge	At least 20 client spaces

Liquor store	At least 20 spaces
Medical office	Four spaces per professional staff plus one space per subordinate staff
Mortuary	At least 30 spaces
Motel	One space per sleeping or living unit
Museum	At least 30 spaces
Night club	At least 20 client spaces
Nursery for children	One space per employee plus four spaces for client use
Nursing home	One space per 2.5 bed capacity
Optometrist office	Four spaces per professional staff plus one space per subordinate staff
Photo studio	At least six spaces
Post office	At least 20 client spaces
Psychiatric office	Four spaces per professional staff plus one space per subordinate staff
Real estate office	One space per two employees plus four spaces for client use
Reception center	At least 30 spaces
Recreation center	One space per 200 square feet of recreation area
Rental establishment	At least four client spaces
Restaurant	One space per eating booth or table
Retail store	One space per 200 square feet of floor space in building
Retail store with drive-in window	One space per 200 square feet of floor space in building plus storage capacity of four cars per window on the property
Sanitarium	One space per two bed capacity

Service repair shop (general)	At least four client spaces
Stadium	One space per five fixed seats
Sorority	Two spaces per four persons whom the building is designed to accommodate
Tavern	At least 15 spaces
Terminal, transportation	At least 30 spaces
Theater	One space per five fixed seats
Travel agency	One space per employee plus four spaces for client use
Upholstery shop	One space per employee plus three spaces for client use
Used car lot	One space per employee plus four spaces for client use
Warehouse	Two spaces per three employees
Wedding chapel	At least 30 spaces
Wholesale Business	Two spaces per three employees plus three spaces for client use
For other uses not listed above	Where uses not listed above, the parking requirements shall be established by the planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses. Same as most similar listed use as determined by the land use authority based on employees, occupancy, and operational characteristics. Adjustments may be approved under Sec 108-8-5.

~~(Ord. of 1956, § 24-3; Ord. No. 27-80; Ord. No. 2011-3, § 24-3, 2-15-2011)~~

Sec 108-8-5 Adjustments For Unusual And Unique Conditions

~~The planning commission may adjust the required number of spaces listed in this chapter if it determines that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted. This section does not apply to the circumstances described in section 108-8-13. The land use authority may adjust required parking where application of the standard would result in unnecessary hardship or where the proposed use demonstrates different parking demand than typical uses.~~

Any adjustment shall:

- 1 Be based on written findings
- 2 Be supported by identifiable evidence such as operational characteristics, shared parking, rural location, or seasonal use
- 3 Be roughly proportional to actual parking demand
- 4 Not be based solely on generalized concerns or public opposition
- 5 Be the minimum adjustment necessary

Reductions should be favored where:

- 1 Shared parking exists
- 2 Agricultural or agritourism uses have variable demand
- 3 Seasonal uses exist
- 4 Parking demand studies support reduction

Increases above listed requirements shall only occur where documented impacts demonstrate the base standard is insufficient.

~~(Ord. of 1956, § 24-4; Ord. No. 27-80; Ord. No. 2011-3, § 24-4, 2-15-2011; Ord. No. 2017-33, Exh. A, 11-28-2017)~~

Sec 108-8-6 Computation Of Parking Requirements

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half shall be disregarded, and fractions including one-half and over shall require one parking space.

~~(Ord. of 1956, § 24-5; Ord. No. 27-80; Ord. No. 2011-3, § 24-5, 2-15-2011)~~

Sec 108-8-7 Parking Lot Design And Maintenance

Parking space location. Parking space(s) as required by this chapter shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than 500 feet therefrom.

Public parking lot standards. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface. Exceptions to this requirement will be made for seasonal, temporary, or transient uses, including, but not limited to, a fair, festival, short-term vendor, park and ride lots, and legitimate agricultural uses and agriculturally related uses, including, but not limited to, a petting farm, corn maze, green house, garden plant sales, and/or approved agri-tourism operations.

As determined by the planning commission, parking lots shall have appropriate bumper guards or curbs where needed, in order to protect property and/or pedestrians.

~~Maximum yard area to be used for parking and vehicle access lanes. For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards.~~In residential zones, front yard areas should generally remain open and landscaped; however, parking may be allowed where necessary to accommodate rural site design, agricultural uses, agritourism uses, or practical access needs.

The land use authority may allow front yard parking where:

- 1 Site constraints limit alternative locations
- 2 Agricultural or agritourism uses require functional access
- 3 Shared or consolidated access improves safety
- 4 The design minimizes visual and traffic impacts

Front yard parking areas should incorporate landscaping, screening, or layout techniques where reasonably feasible to maintain neighborhood character.

In the case of multiple-family dwellings and nonresidential uses in a residential zone, not more than 50 percent of the required side and rear yards shall be used for parking. Any said yard area used in excess of said limits shall be provided in an equivalent amount of land elsewhere on the same lot as the building as open green space, patios, play areas or courts.

Additional provisions. The design and maintenance of off-street parking facilities shall be subject to the following provisions:

Each parking space shall encompass not less than 180 square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle from the side lines of the parking space.

Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right-of-way shall be as follows based on the number of units to be served:

Up to and including four dwelling units, 16 feet.

Five or more dwelling units, one 24-foot two-way access right-of-way or two 16-foot one-way access rights-of-way.

~~A greater size of access right of way shall be required as deemed necessary by the planning commission, especially in cases where access right of way will create corner lots from otherwise interior lots.~~Larger access widths may be required only where necessary for fire access, traffic safety, or engineering standards and shall be the minimum increase necessary, supported by written findings.

~~All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet nor more than seven feet high, except that some type of hedge row shrubs may be used in place of a wall or fence provided the hedge is continuous along adjoining property and at maturity is not less than five feet nor more than seven feet high.~~Parking areas adjoining residential zones shall provide screening where necessary to mitigate documented impacts. Screening may include fencing, vegetation, berms, setbacks, or existing natural features. Agricultural and small-scale uses may utilize existing site conditions where adequate buffering exists. Hedge-row shrubs shall be maintained and replaced where necessary so that the hedge may become an effective screen from bordering

property within a maximum five-year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.

Lighting and signs shall conform to the requirements set forth in this Land Use Code.

Parking requirements for dwellings will be located on the same lot with the dwelling.

~~All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of stormwater onto adjacent properties.~~ All private parking facilities shall be constructed of a durable surface capable of supporting vehicle loads and preventing excessive dust or erosion. Acceptable surfaces may include asphalt, concrete, gravel, road base, permeable pavers, or other similar materials. Alternative parking surface materials shall not be prohibited where they meet functional performance standards.

Agricultural, agritourism, and seasonal uses may utilize gravel or other permeable surfaces where drainage is properly managed.

Hard surfacing shall only be required where necessary to address documented dust, drainage, or safety impacts.

~~(Ord. of 1956, § 24-6; Ord. No. 27-80; Ord. No. 2011-3, § 24-6, 2-15-2011; Ord. No. 2012-19, pt. 10(§ 24-6), 12-18-2012)~~

Sec 108-8-8 Off-Street Truck Loading Space

On the same premises with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys.

Such space, unless otherwise adequately provided, shall include a ten-foot by 25-foot loading space with 14 feet height clearance, for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of building floor area used for purposes in subsection (a) of this section, or for every 20,000 square feet or fraction thereof in excess of 3,000 square feet of land use for purposes in subsection (a) of this section.

~~(Ord. of 1956, § 24-7; Ord. No. 27-80; Ord. No. 2011-3, § 24-7, 2-15-2011)~~

Sec 108-8-9 Business Requiring Automobile Access

Service stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the following requirements:

Access to the station or other structure or parking lot shall be by not more than two roadways for each 100 feet or fraction thereof of frontage on any street;

No two of said roadways shall be not more than 34 feet in width and shall not be closer than 20 feet to the point of intersection of two property lines or at any street corner; and

A curb, hedge or fence of not more than two feet in height shall be provided by the owner to limit access to the permitted roadway.

Exception. Service stations in commercial zones and uses in manufacturing zones may have a maximum roadway width of 50 feet.

~~(Ord. of 1956, § 24-8; Ord. No. 27-80; Ord. No. 20-8; Ord. No. 14-92; Ord. No. 2011-3, § 24-8, 2-15-2011)~~

Sec 108-8-10 Vehicular Traffic To Commercial Or Manufacturing Zones

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones.

~~(Ord. of 1956, § 24-9; Ord. No. 27-80; Ord. No. 2011-3, § 24-9, 2-15-2011)~~

New Sections:

Seasonal Winter Street Parking Restrictions

From November 1 through March 31, no vehicle shall be parked on any public street between the hours of 12:00 a.m. and 7:00 a.m.

No vehicle shall be parked on any public street at any time when:

1 Snow accumulation is present

2 Snow removal operations are occurring or imminent

3 The street has not yet been cleared following a snow event

Vehicles in violation may be cited or removed to allow snow removal operations.

The City may designate snow emergency routes where parking is prohibited at all times during the winter season.

This section shall not apply to vehicles parked on private property or approved off-street parking areas.

Sec 108-8-11 Regulations Governing Accessory Vehicle Off-Street Parking Within Required Side Yard Areas

One concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one required side yard of a dwelling provided that:

The dwelling unit has the minimum number of required off-street parking spaces as stipulated by section 108-8-2.

The slab is at least eight feet wide and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling.

The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.

~~Any slab constructed must remain open and unobstructed to the sky. Covered parking structures may be allowed where setback and height standards are met.~~

~~No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt. Parking in required side yards shall be on a durable surface such as concrete, asphalt, gravel, or similar material capable of supporting vehicle loads and preventing drainage impacts.~~

~~Any slab constructed for vehicle parking must be screened by a non see through fence of not less than six feet in height along the length of the slab behind the front yard setback. Screening may be required where necessary to reduce impacts to adjoining properties.~~

All stormwater run off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.

~~(Ord. of 1956, § 24-10; Ord. No. 27-80; Ord. No. 2011-3, § 24-10, 2-15-2011)~~

Sec 108-8-12 Off-Site Improvements Required

The applicant for a use permit for all residential, commercial or industrial structures, all other business and uses, and public and semi-public buildings shall install high back curb, gutter and sidewalk and entrance ways to county public works standards and location, within public or private streets along the entire property line which abuts the street, except in agricultural, shoreline and forestry zones, and where county regulations exempt such curb, gutter or sidewalk installation.

The planning commission may defer or exempt the installation of high back curb and gutter and/or sidewalk where topographies, timing or other unusual or special conditions exist, provided that the public health, safety and welfare is preserved.

Sec 108-8-13 Shared Parking

Required parking may be provided cooperatively between uses where peak demand occurs at different times or where total demand is reduced through shared use. The land use authority may approve shared parking arrangements based on demonstrated demand.

~~(Ord. of 1956, § 24-11; Ord. No. 27-80; Ord. No. 13-86; Ord. No. 2011-3, § 24-11, 2-15-2011)~~

Sec 108-8-13 Ogden Valley Destination And Recreation Resort Zone

~~Within the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the land use authority may modify the applicability of any provision of this chapter by approving a parking plan created by the developer if the land use authority determines that the plan is consistent with the approved master plan. Such plan shall include provisions applying sufficient mitigation for parking and will provide a mechanism for revocation where the plan is not operating as presented.~~

For the purposes of this section, the term "developer" refers to the signatory, successors, or assigns of a development agreement, or as otherwise defined in an applicable development agreement.

(Ord. No. 2016-4, Exh. E2, 5-24-2016; Ord. No. 2017-33, Exh. A, 11-28-2017)