

Ordinance 2015-34

SHORT TITLE:

An ordinance amending Provo City Code Section 14.37.100 to eliminate code conflicts that cause confusion and to update parking design standards.

PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	MOTION	SECOND	FOR	AGAINST	OTHER	
CW 1	DAVID SEWELL			√			
CW 2	GARY GARRETT			√			
CD 1	GARY WINTERTON			√			
CD 2	KIM SANTIAGO			√			
CD 3	HAL MILLER					Absent	
CD 4	KAY VAN BUREN	√		√			
CD 5	CALLI HALES		√	√			
				TOTALS	6	0	0

This ordinance was passed by the Municipal Council of Provo City, on the 21st day of July, 2015 on a roll call vote as described above. Signed this 27th day of July, 2015


Chair

II

APPROVAL BY MAYOR

This ordinance is approved by me this 27th day of July, 2015


Mayor

ORDINANCE 2015-34

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This ordinance was recorded in the office of the Provo City Recorder on the 28th day of July, 2015,
with a short summary being published on the 25th day of July, 2015, in The Daily Herald, a newspaper
circulated in Provo, Utah. I hereby certify and attest that the foregoing constitutes a true and accurate record of
proceedings with respect to Ordinance Number 2015-34.



Signed this 28th day of July 2015.

James Weiss
City Recorder

ORDINANCE 2015-34.

AN ORDINANCE AMENDING PROVO CITY CODE SECTION 14.37.100 TO ELIMINATE CODE CONFLICTS THAT CAUSE CONFUSION AND TO UPDATE PARKING DESIGN STANDARDS. CITYWIDE IMPACT. (15-00110A)

WHEREAS, it is proposed that an amendment be made to Provo City Code Section 14.37.100 to eliminate code conflicts that cause confusion and to update parking design standards; and

WHEREAS, current Provo City Code defines minimum dimensions required in parking lot design such as stall size, aisle width, and backing distance which were recently found to conflict with dimensions provided in the graphic examples in the same section; and

WHEREAS, staff have determined that the graphics could be updated and reduced while still conveying the appropriate information, providing greater flexibility for design professionals, and still meeting the intent of the Code; and

WHEREAS, on May 27, 2015, the Planning Commission held a duly noticed public hearing to consider the proposal and after such hearing the Planning Commission recommended to the Municipal Council that the proposed amendment be approved as set forth below; and

WHEREAS, on July 21, 2015, the Municipal Council held a duly noticed public hearing to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record; and

WHEREAS, after considering the Planning Commission's recommendation, and facts and comments presented to the Municipal Council, the Council finds (i) Provo City Code Section 14.37.100 should be amended on the basis recommended by the Planning Commission and (ii) this action, as set forth below, reasonably furthers the health, safety and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

Provo City Code Section 14.37.100 is hereby amended as follows:

14.37.100. Parking Design Standards.

All off-street parking facilities shall be built consistent with Figure 14.37.100(a) through Figure 14.37.100(~~e~~)(d) as set forth at the end of this Chapter and in conformance with the following design standards except as otherwise provided in Subsection (16) of this Section:

47 (1) All parking spaces shall have minimum dimensions of ~~eight and one half (8 1/2) by eighteen~~
48 ~~(18) feet. as indicated by Table 14.37.100-1. Requests for parking angles other than those shown~~
49 ~~on Table 14.37.100-1 of this section may be approved by the City Engineer.~~

50
51 (2) When a garage or carport is provided to meet the parking requirements of this Title,
52 regardless of zone or type of structure (one-family or multi-family), there shall be a minimum
53 interior width of twenty (20) feet and interior length of twenty (20) feet for two (2) parking
54 spaces, a minimum interior width of ~~twelve (12)~~ **ten feet six inches** and a minimum interior
55 length of twenty (20) feet for one (1) parking space.

56
57 (3) Backing space, ~~in accordance with Figure 14.37.100(e)~~ shall be provided for parking
58 areas which are composed of four (4) or more spaces so that cars need not back into
59 a public street or alley. Public sidewalks shall not be permitted to be used as part of the required
60 backing area.

61
62 (4) Acute angle parking, one (1) degree to eighty-nine (89) degrees, shall be designed for one (1)
63 way traffic only.

64
65 (5) Separate exits shall be provided for acute angle and one (1) way parallel parking of four (4)
66 or more spaces so that cars need not exit by backing onto a street or alley.

67
68 (6) ~~In the case of permitted uses in A1, RA, R1 and R2 zones, when~~ **When** providing access to a
69 garage, carport, or parking area having fewer than ~~five (5)~~ **four (4)** parking spaces,
70 a driveway shall be a minimum of twelve (12) feet in width. Said driveway shall provide paved
71 access to a public street.

72
73 **(7) In the case of permitted uses in A1, RA, R1 and LDR zones, when used for access to a**
74 **garage, carport, or parking area having five (5) four (4) or more parking spaces, a driveway shall**
75 **be a minimum of twelve (12) feet in width for one-way traffic, or sixteen (16) feet in width for**
76 **two-way traffic. (Refer to Figure 14.37.100(g) and Figure 14.37.100(h) at the end of this**
77 **Chapter).**

78
79 ~~(7)(8)~~ **(8)** In the case of conditionally permitted uses in the A1, RA, R1 and R2 zones, ~~all uses in the~~
80 ~~R2.5, R3, R4 and R5~~ **all residential** zones, and all uses in commercial, professional
81 office, public facility and industrial zones, when used for access to a garage, carport, or parking,
82 loading or operations area having ~~five (5)~~ **four (4)** or more parking spaces, a driveway shall be a
83 minimum of twelve (12) feet in width for one (1) way traffic and twenty (20) feet in width for
84 two (2) way traffic. ~~Driveways providing access to a garage, carport or parking, loading or~~
85 ~~operations area having four (4) or fewer parking spaces shall be a minimum of twelve (12) feet~~

86 ~~in width. All driveways shall provide paved access to a public street. (Refer to Figure~~
87 ~~14.37.100(g) and Figure 14.37.100(h) at the end of this Chapter).~~

88
89 ~~(8)~~(9) Tandem parking (front to rear) shall not be permitted, except for a one-family
90 dwelling, one-family dwelling with an accessory apartment, and a two-family dwelling when the
91 front and back spaces in each tandem parking area are both designated to serve the
92 same dwelling unit, and the number of covered spaces required in the respective zone are located
93 behind the front setback.

94
95 ~~(9) All off street parking areas conform to applicable design standards illustrated in this Section~~
96 ~~and with dimensions set forth in Subsections (1) and (2) of this Section.~~

97
98 (10) No parking lot as required in this Chapter shall be constructed or maintained or allowed
99 within one hundred (100) feet of the closest bank of the Provo River at any location where the
100 adjacent property to the River is part of the flood plain.

101
102 (11) In calculating the required parking for any given use, if the number of required parking ends
103 in a fraction, the number shall be rounded up to the next whole number.

104
105 (12) Required parking for multiple residential development shall not be rented, leased or
106 otherwise utilized by another residential unit or development with the intent of increasing the
107 occupancy of said unit.

108
109 (13) Additional back-up area, such as a hammerhead, shall be provided at the end of a dead-end
110 parking aisle. (Refer to Figure 14.37.100~~(m)~~(d) at the end of this Chapter).

111
112 (14) Sub-grade parking structures shall have a maximum average grade of not more than fifteen
113 percent (15%) measured from property line to the finished floor of the structure to ensure
114 adequate sight distance, safe, and accessible parking in all weather conditions.

115
116 ~~(15) Parking in carports and parking structures shall be nine (9) feet by eighteen (18) feet.~~
117 ~~located adjacent to walls or columns, (e.g. parking structures) shall be one (1) foot wider to~~
118 ~~accommodate door opening clearance and vehicle maneuverability; The nine (9) foot stall width~~
119 ~~shall be clear width measured from inside column to inside column. The backup area in carports~~
120 ~~and parking structures shall be twenty-six (26) feet minimum from supporting column to~~
121 ~~supporting column. (Refer to Figure 14.37.100(l) and Figure 14.37.100(n) at the end of this~~
122 ~~Chapter).~~

123
124 (16)~~(a)~~ Subject to the provisions of Subsection (16)~~(b)~~(a) of this Section, the parking design
125 standards set forth in Subsections (1) to (15) of this Section may be reduced for a nonconforming

126 one-family detached dwelling or one-family detached dwelling constructed on a nonconforming
127 lot to allow expansion of the dwelling; or establish an accessory apartment.

128
129 ~~(b)~~(a) Reduction of a parking design standard set forth in Subsections (1) to (15) of this
130 Section may be permitted only if:

131
132 (i) the parking design standard for an existing driveway, garage, carport, or
133 other parking area to be retained, replaced, reconstructed, or expanded cannot be
134 reasonably achieved without substantially disrupting a landscaped yard, the location
135 and design of an existing garage or carport, or other feature associated with
136 a dwelling;

137
138 (ii) the reduced design standard is at least equal to the greater of:

- 139 (A) the standard in effect when the dwelling was constructed, or
140 (B) the standard to which an existing improvement is constructed; and

141
142 (iii) the subject property is:

- 143 (A) located within the Dixon, Franklin, Joaquin, Maeser, or Timp neighborhood
144 as shown on the official Neighborhood Map referenced in Section 2.29.010(1),
145 Provo City Code; and
146 (B) not located in an RA, R1.20, R1.15, or R1.10 zone.

147 ~~(e)~~(b) A property owner who is adversely affected by a decision made pursuant to this
148 Subsection (16) may request a variance or appeal the decision to the Board of Adjustment
149 as provided in Chapter 14.05, Provo City Code.

150
151 ~~(d)~~(c) A design standard reduction for a new driveway, garage, carport or parking area,
152 other than a replacement for an existing improvement as set forth in Subsection ~~(b)~~(a) of
153 this Section, shall not be permitted unless a variance is approved by the Board of
154 Adjustment as provided in Chapter 14.05, Provo City Code.

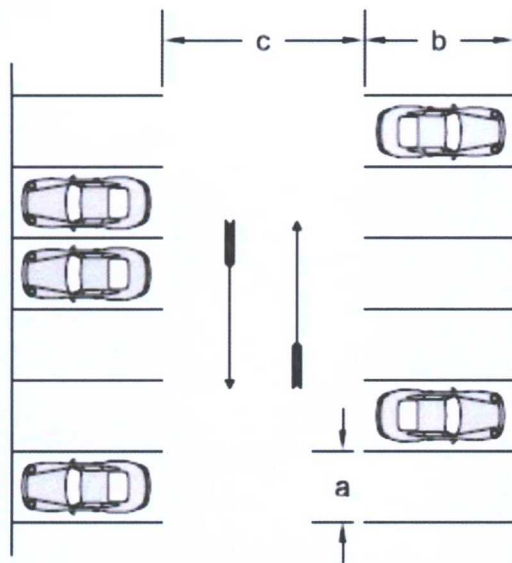


Figure 14.37.100(a) 90 Degree Parking

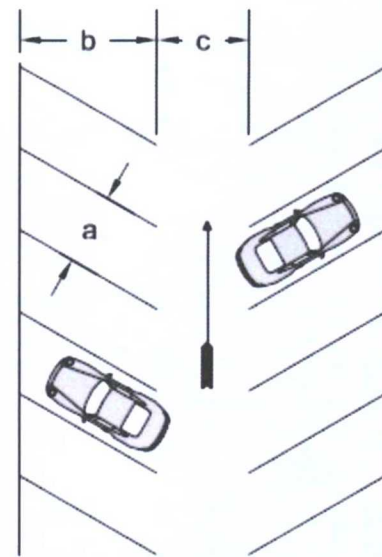


Figure 14.37.100(b) Angled Parking

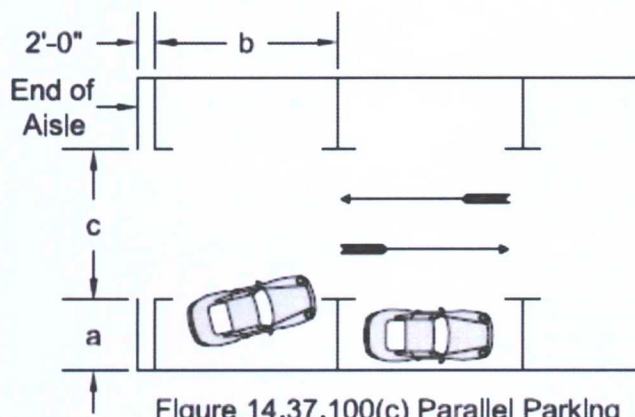


Figure 14.37.100(c) Parallel Parking

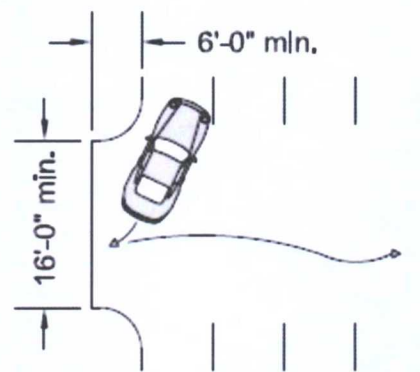


Figure 14.37.100(d) Vehicle Hammerhead

Table 14.37.100-1

x°	Stall Width a	Stall Depth b	Aisle Width c
90°	8'-6" 9'-0"	18'-0" 18'-0"	24'-0" 23'-0"
60°	8'-6" 9'-0"	18'-0" 17'-0"	18'-0" 17'-0"
45°	8'-6" 9'-0"	18'-8" 19'-1"	12'-0" 11'-0"
30°	8'-6" 9'-0"	16'-6" 16'-10"	12'-0" 11'-0"
0°	8'-6" 9'-0"	22'-0" 22'-0"	18'-0" 16'-0"

157 PART II:

158

159 A. If a provision of this ordinance conflicts with a provision of a previously adopted
160 ordinance, this ordinance shall prevail.

161

162 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be
163 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
164 invalid, the remainder of the ordinance shall not be affected thereby.

165

166 C. The Municipal Council hereby directs that the official copy of the Provo City Code be
167 updated to reflect the provisions enacted by this ordinance.

168

169 D. This ordinance shall take effect immediately after being posted or published as required by
170 law.

171

172 END OF ORDINANCE.

*** Proof of Publication ***

The Daily Herald
State of Utah, Utah County > SS -----

Provo City Corporation
P.O. Box 1849
Provo, UT 84603

ORDER NUMBER 57054

I, being first duly sworn depose and say that I am the Legal Billing Clerk of The Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the ad attached hereto, and which is a copy, was published in said newspaper; that said notice was published in the regular and entire issue of the paper during that period and times of publication, and was published in the newspaper proper and not in the supplement.

Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated, beginning on the first date of publication and for at least 30 days thereafter.

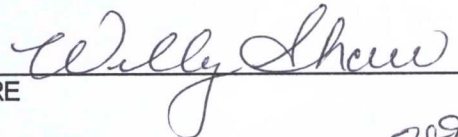


**PROVO CITY CORPORATION
OFFICE OF THE RECORDER
ORDINANCE 2015-34**
Notice is hereby given that in the regular Municipal Council Meeting of July 21, 2015, the Provo Municipal Council passed Ordinance 2015-34. This is an ordinance amending Provo City Code Section 14.37.100 to eliminate code conflicts that cause confusion and to update parking design standards.
Janene M. Weiss, City Recorder
Legal Notice 57054 Published in The Daily Herald July 25, 2015

PUBLISHED ON: 07/25/2015


TOTAL AD COST: 19.32

FILED ON: 7/28/2015



SIGNATURE

Subscribed and sworn to before me this the 28th DAY OF July 2015

 WILLY SHAW
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 670719
COMM. EXP. 09-24-2017