



BOUNTIFUL

Bountiful City Ordinance No. 2023-05

MAYOR
Kendalyn Harris

CITY COUNCIL
Millie Segura Bahr
Jesse Bell
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

An Ordinance Amending the Land Use Code of Bountiful City Section 14-18-107 Parking Spaces Required related to Residential Parking Ratios and Section 14-7-105 Yard Requirements related to Carport Standards.

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The City Council requests certain Land Use Code Text Amendments affecting Downtown (DN) Mixed Use Zone carport standards and residential parking ratios; and
3. After review and a public hearing of a proposed Downtown (DN) Mixed Use Zone ordinance, Land Use Code Text Amendment, on June 6, 2023, and on July 18, 2023, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
5. The City Council of Bountiful City reviewed the proposed downtown ordinance on August 8, 2023, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

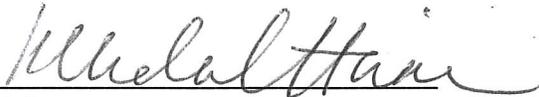
Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Section 14-18-107 Parking Spaces Required, Chapter 18 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related residential parking ratios in the Downtown Mixed Use Zone is hereby adopted and enacted as shown on Exhibit A.

SECTION 2. Section 14-7-105 Yard Requirements, Chapter 7 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related to carport standards in the Downtown Mixed Use Zone is hereby adopted and enacted as shown on Exhibit B.

SECTION 3. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 8th day of August 2023.


Kendalyn Harris, Mayor

ATTEST:


Shawna Andrus, City Recorder



Exhibit A

14-18-107 PARKING SPACES REQUIRED

A. Except as otherwise provided in this Chapter, the number of off-street parking spaces for various uses will be as follows:

- a) Automobile Service and Repair Center. Three (3) exterior parking spaces for each stall, service bay or work station. Such spaces shall be for customer parking only and are not intended for storage or parking of vehicles under repair. Adequate parking for vehicles under repair or impound must be provided in addition to the required customer parking spaces.
- b) Banks, Business Offices or Professional Offices Providing Customer Services or Sales (Excluding Medical and Dental Offices). One (1) space for each two hundred (200) square feet of floor area.
- c) Bowling Alleys. Four (4) spaces for each alley plus parking space for all accessory uses (i.e., coffee shop, restaurant, bar) as herein defined.
- d) Car Wash. Three (3) spaces in approach lane to each hand wash bay, or 6 stacking spaces for each automated wash facility.
- e) Churches. One (1) parking space for every four (4) seats for fixed, individual seating; one parking space for each six (6) feet of linear pew; or one (1) parking space for every twenty (20) square feet of floor area where temporary seating can be located.
- f) Dwellings, Multiple Family.
 - a. Parking for multiple family developments shall be based on the following standards:

Bedrooms	Required Spaces	Visitor Spaces
1	1.5/Unit	.25/unit
2	2.0/Unit	.25/unit
3 or more	2.5/ Unit	.25/unit

At least one (1) of the required parking spaces above shall be a designated, covered parking stall for each dwelling unit. Visitor parking spaces shall be distributed throughout the project for convenient access from all units.

- b. **Downtown Mixed-Use Zone parking for multiple family developments shall be based on the following standards:**

Bedrooms	Required Spaces
Studio Apartment	1.0 / Unit
1	1.0 / Unit
2	1.75 / Unit
3 or more	2.0 / Unit

- g) Dwellings, Single Family. Four (4) parking spaces for each single family dwelling unit. At least two (2) spaces shall be in a garage.
- h) Funeral Homes, Mortuaries. One (1) parking space for each forty (40) square feet of floor area located in the assembly chapel and viewing room(s).
- i) Furniture and Appliance Stores, Hardware Stores or Other Similar Uses Which Require Large Display Areas But Generate Light Traffic Demands. One (1) parking space for each five hundred (500) square feet of floor area.
- j) General Business/Retail Not Specifically Described. One (1) parking space for each two hundred (200) square feet of floor area.
- k) Handicapped/Disabled Persons Parking. Parking spaces shall be provided in conformance with the following:

Handicap Stall Calculation Table

Number of Spaces in Lot	Minimum # of Spaces for Disabled
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent (2%) of total plus 1 for each 100 over 1,000 spaces

In addition, one (1) in every eight (8) spaces for the disabled, but not less than one (1) shall be made accessible for vans. See Section 14-18-108 for special space requirements.

All parking spaces for the disabled shall be designated as reserved by a sign showing the symbol of accessibility for the disabled. Spaces designated for accessibility for vans shall have an additional sign reading "Van Accessible" mounted below the symbol sign.

- l) Hospitals. One (1) parking space for each four hundred (400) square feet of floor area.
- m) Hotels, Motels and Motor Hotels. One (1) parking space for each living or sleeping unit, plus one (1) parking space for every two hundred (200) square feet of assembly, banquet or restaurant area, and one (1) space for each employee on the highest employment shift.
- n) Libraries. One (1) parking space for each three hundred (300) square feet of floor area.
- o) Manufacturing/Industrial Uses, Research and Testing Laboratories, Bottling Plants. One (1) parking space for every one thousand (1,000) square feet of floor area, or one (1) space for each person employed on the highest employment shift, whichever is greater.
- p) Medical/Dental Clinics. One (1) parking space for each two hundred fifty (250) square feet of floor area or five (5) spaces for each practitioner, whichever is greater.
- q) Nursing, Convalescent and Other Similar Type Facilities. One (1) parking space for every three (3) persons the home is licensed or designed to care for, plus .25 stalls guest parking per bed or unit.
- r) Offices not Providing Customer Services or Sales on the Premises. One (1) parking space for every three hundred (300) square feet of floor area.
- s) Professional Offices for Attorneys, C.P.A.s, Architects, Engineers, etc. One (1) parking space for every three hundred (300) square feet of floor area.
- t) Retirement Facility/Assisted Living Center (where occupants do not drive). Off-street parking shall be provided at the rate of .50 parking stalls per living unit or per occupant at maximum occupancy, whichever is greater.
- u) Retirement Facility/Independent Living Center (where some occupants may still drive). Off-street parking shall be provided at the rate of one (1) parking stall per living unit, plus .25 stalls guest parking per unit. Common use facility areas will not be used in calculating parking requirements. At least half of the off-street parking stalls must be covered.
- v) Restaurants. One (1) parking space for each two and one half (2.5) seats.

- w) Restaurants, Fast Food. One (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
 - x) Schools. One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
 - y) Shopping Centers. One (1) parking space for every two hundred (200) square feet of net floor area or as determined by the approving authority.
 - z) Sports Arenas, Auditoriums, Theaters or Other Similar Places of Public Assembly. One (1) parking space for each four (4) seats of maximum of seating capacity.
 - aa) Taverns, Private Clubs, Lodges, Fraternal Organizations and All Other Similar Dining and/or Drinking Establishments. As determined by Conditional Use Permit procedure by the Planning Commission, but not less than one (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
 - bb) Wholesale Establishments and Warehouses. One (1) parking space for every one thousand (1,000) square feet of gross floor area or one (1) space for each person employed on the highest employment shift, whichever is greater.
 - cc) All Other Uses Not Listed Above. As determined by the approving authority based on the recommendation of the City Planner, City Engineer, and/or nearest comparable use standards.
- B. In calculating the requirements of this Section, any fractional parking spaces shall be rounded up to the next whole number.
- C. Parking Spaces for the Disabled. All spaces for the disabled shall be located as near as possible to the main public or primary entrance of a single building. In parking lots that do not serve a single building, parking for the disabled shall be located on the shortest accessible route of travel to an entrance designed for the disabled. In building with multiple entrances for the disabled, such parking spaces shall be dispersed and located closest to those entrances. Said parking stalls shall be designated as reserved by a sign showing the symbol designating them for disabled persons. Such signs shall be located so they cannot be obscured by a vehicle parking in the space.

Exhibit B

14-7-105 YARD REQUIREMENTS

A lot or parcel with a single family or two family dwelling shall conform to the minimum setbacks of the R-4 subzone. All other uses, including multi-family and mixed-use, shall meet the following requirements:

- A. Front and Street Setbacks.
1. Along 100 West and 100 East any building shall have a minimum building setback of 20 feet and a maximum setback of twenty-five (25) feet from any front property line and/or any property line abutting a public street.
 2. Along Main Street any building shall be located within ten (10) feet of the street property line. Plazas, outdoor eating areas, and other pedestrian oriented site amenities, including but not limited to, seating, drinking and ornamental fountains, art, trees, and landscaping, for use by pedestrians, shall be considered part of the building for setback purposes, as determined by the approving Land Use Authority.
 3. Along 500 South, 400 South, 300 South, 200 South, 100 South, 100 North, 200 North, or 300 North and 400 North any building shall be setback at least ten (10) feet and not more than twenty (20) feet from the street property line.
 4. Along Center Street, any building shall be setback at least five (5) feet and not more than ten (10) feet from the street property line.
- B. Side Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a minimum building setback of ten (10) feet from an interior side property line. Any lot or parcel that fronts onto Main Street shall have no interior side yard setback except as required by the International Building Code.
- C. Rear Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a minimum building setback of ten (10) feet from a rear property line.
- D. Yard Abutting Residential Lots. Where property abuts an existing single family residential zone, the minimum building setback shall be ten (10) feet on the abutting side.
- E. Accessory Structures. An accessory structure shall meet all of the setback requirements of a principal structure. An accessory structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met:
1. The accessory structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property.

2. The accessory structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC.
3. The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.
4. A non-flammable carport, open on all sides with a roof structure, shall have a minimum rear and side yard setback of five feet (5') from structural posts and one foot (1') from the roof to the property line, and shall not be placed in the front yard setback of the main structure.

F. Residential Uses. It is the requirement of Bountiful City that multiple family developments reflect a sense of proportion. Proportion requires that the development be designed in such a manner that each unit receives a reasonable and approximately proportionate share of the open space, landscaping, and other benefits of the site. Locating units in such a way that benefits of the site fall primarily to one unit or a few units, and not to others, is prohibited. Depending upon topography, property dimensions and site configuration, it is possible that this requirement may affect the number of units that can be physically located on a lot or parcel. The Planning Commission and City Council are granted reasonable discretion in administering the proportionality requirement, and may modify yard setback requirements by up to twenty (20) percent subject to a finding that such modification will benefit all units more equally than would be possible if the standard requirement was applied.