

ORDINANCE 2018-27

AN ORDINANCE OF THE NORTH OGDEN CITY COUNCIL AMENDING CITY ORDINANCE TITLE 11 CHAPTER 17 SEWER REGULATIONS SECTION 3 DESIGN AND LOCATION OF PARKING SPACES.

WHEREAS North Ogden City has received several requests related to hard surface parking and accessways; and

WHEREAS North Ogden City Ordinance has historically required all off street parking to be on hard surfaces; and

WHEREAS North Ogden City Ordinance has historically required all accessways to be hard surface; and

WHEREAS North Ogden City officials have not uniformly required hard surface throughout the City; and

WHEREAS North Ogden City has a large portion of the City which has traditionally been developed as larger estate lots, or with agricultural uses; and

WHEREAS North Ogden City desires to promote the rural feel of certain areas of the City along with the elimination of certain requirements which do not necessarily promote the aesthetic appeal of the City.

NOW, THEREFORE, be it ordained by the North Ogden City Council that the following amendments be made to North Ogden City Municipal Code by amending 11-17-3 to read:

11-17-3: DESIGN AND LOCATION OF PARKING SPACES

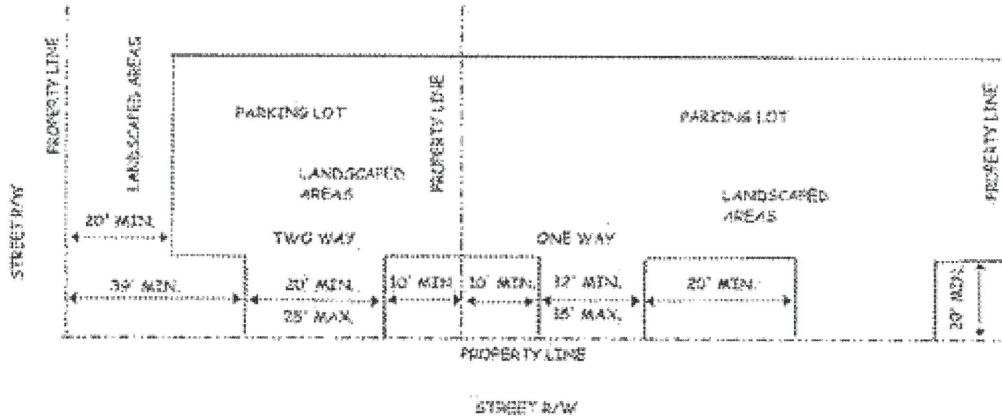
A. Single-Family Residences, Mobile Homes And Multiple-Family Residences Of Four Or Less Dwelling Units per building:

1. Location: Required off street parking shall be located on the same lot or parcel as the use it is intended to serve.
2. Surfacing:
 - a. The first thirty (30) feet from the public right-of-way of all primary driveways used to access the required parking stalls under 11-17-4 for any residential unit shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, or other material approved by the City Engineer which complies with air quality and SWPPP standards.
 - b. Secondary accessways may be constructed using rocks, road base, or other natural or manmade materials provided the area is kept weed free and complies with air quality and SWPPP standards.
 - c. Off-street parking stalls located in the side yard or rear yard setbacks of a structure may be constructed using rocks, road

base, or other natural or manmade materials provided the area is kept weed free and complies with air quality and SWPPP standards.

- d. Multi-family units and Accessory Dwelling units are required to utilize asphaltic concrete, pavement bricks, or cement concrete, or other materials approved by the City Engineer for all parking stalls.
3. Driveways: Primary driveways and accessways shall be not less than ten feet (10') wide for one-way traffic, and not less than twenty feet (20') wide for two-way traffic.
 4. If additional parking of vehicles and trailers takes place, including recreational vehicle parking pads, such parking places shall meet the following standards:
 - a. The dwelling unit has the minimum number of required off street parking spaces as stipulated by CCNO 11-17-4.
 - b. The parking area is at least eight feet (8') wide, and in the case of corner lots, a maximum of twelve feet (12') wide in the side yard area, and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending more than ten feet (10') forward of the front face of the dwelling. In the case of a corner lot, no vehicle shall be parked in the forty foot (40') sight triangle.
 - c. 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 access.
 - d. Any slab constructed must remain open and unobstructed to the sky, or appropriate building permit be obtained to comply with all setbacks and other requirements of this code.
 - e. All storm water runoff from hard surfaces must be directed so as to prevent drainage onto adjacent properties.
- B. Garages: When residential garages are used to meet the minimum off street parking requirements, an unobstructed parking stall from the floor to the height of the garage door with the following dimensions must be met:
1. Single Car Garage: Twelve foot (12') width by a twenty foot (20') depth.
 2. Double Car Garage: Twenty two foot (22') width with a twenty foot (20') depth.
 3. Garages larger than a double car garage must provide at least the parking space dimensions of a double car garage for each dwelling unit the garage is serving.
- C. All Uses Except As Provided Above:
1. Location: Required off street parking shall be located within three hundred feet (300') of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by enforceable legal measure.

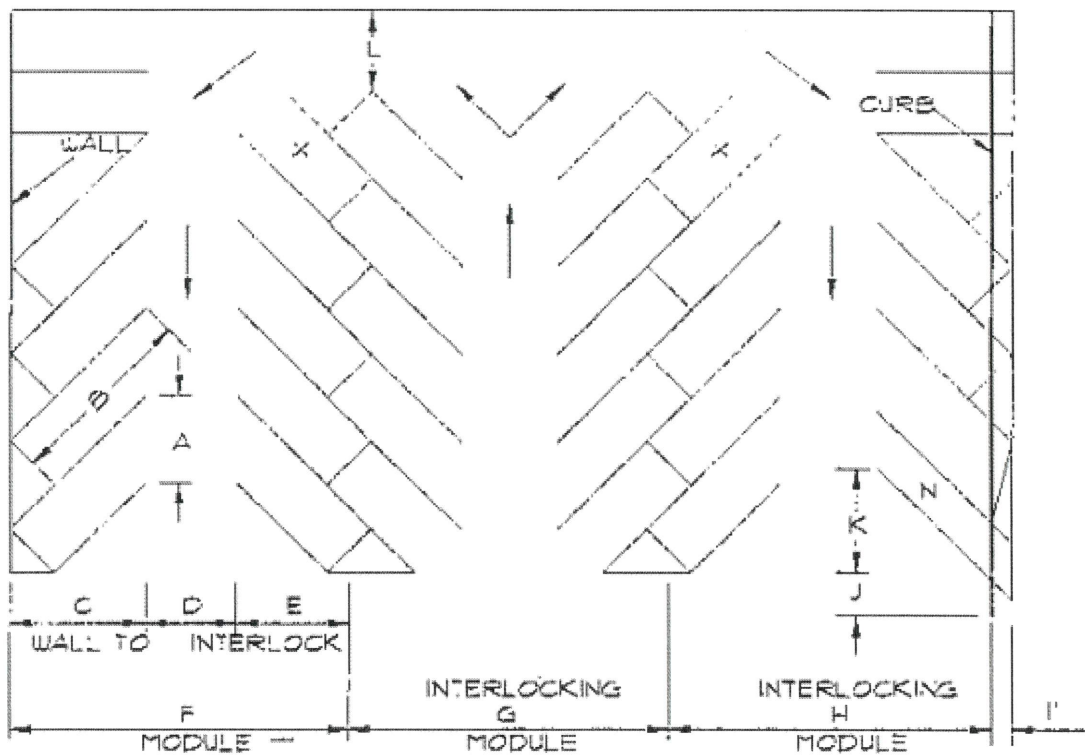
2. Off Street Parking: Off street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
3. Surfacing: All off street parking areas, accessways and driveways shall be improved with concrete, pavement bricks or asphaltic concrete. The surfacing of the parking area shall be designed and graded so that there will be total retention or drainage into a drainage system approved by the city engineer. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways or sidewalks.
4. Curbing: A six inch (6") wide by six inch (6") high curb or bumper guard shall be installed along all property lines bordering the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line or sidewalk. The building inspector may determine the location of additional bumper guards or curbs to protect adjacent property owners or persons using a sidewalk.
5. Landscaping: In addition to the perimeter landscaping, a minimum of five percent (5%) of the interior parking lot must be landscaped in accordance with a landscape plan submitted to and approved by the community development department. Such landscaping must be maintained for the duration of the use of the parking lot.
6. Design: As indicated in the diagram below, all areas of the parking lot, with the exception of necessary points of ingress and egress, shall be no closer than twenty feet (20') from the front property line. That unoccupied area shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways and plazas in a manner acceptable to the planning commission. Access to off street parking areas from a public street shall be from a two-way driveway with a minimum width of twenty feet (20') and a maximum width of twenty five feet (25'), or two (2) one-way driveways each with a minimum width of twelve feet (12') and a maximum width of fifteen feet (15'). No access driveway shall be located closer than twenty feet (20') from a street intersection or other access driveway, nor any closer than ten feet (10') from any property line.



7. Maximum Yard Area To Be Used For Parking And Vehicle Access Lanes: For all uses permitted in the RE-20 and single-family residential zoning districts, none of the front yard area and side yard required by the respective zones shall be used to meet the minimum off street parking requirements, but overflow parking is permitted in the front and side yard areas if the standards of subsection A4 of this section are met. In the case of multiple-family dwellings and nonresidential uses in a residential zone, not more than fifty percent (50%) of the required side and twenty five percent (25%) of the required rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than permitted of the required side and rear yards, any said yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building for open green space, patios, play areas or courts.
8. Parking Spaces For Persons With Disabilities: Parking spaces for persons with disabilities shall include a five foot (5') wide access aisle adjacent to the right side of each parking space. The parking space and access aisle shall not have a slope greater than two percent (2%) in any direction. The access aisle shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle shall either blend with the accessible route or have a curb ramp complying with Americans with disabilities act (ADA) regulations. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. The required dimensions of the access aisle cannot be restricted by planters, curbs or wheel stops. Signs designating parking spaces for disabled persons shall be located in front of each parking space, and shall be mounted four feet (4') above the ground, in addition to blue wheelchair logo being painted on the parking space itself.
9. Screening: Whenever a parking lot or a driveway to a parking lot is established so as to adjoin the side or abut the rear line of a lot in a residential zoning district, a solid masonry or solid material fence eight feet (8') in height or of other material or height as allowed or required by the planning commission (subject also to the fence height regulations

established in CCNO 11-8A-8 and CCNO 11-10-11) shall be constructed and maintained along said side or rear lot line.

10. Lighting: Parking lot lights used during hours of darkness shall not exceed five (5) foot-candles. Lighting shall be indirect, hooded and arranged so that the source of light is not directly visible from any street or adjoining property. Light standards shall be a maximum of twenty feet (20') in height above grade.
11. Dimensions: Arrangements of parking spaces within the parking lot and driveway widths shall conform with the following requirements: Parking layout dimension (in feet) for nine foot by nineteen foot (9' x 19') stalls at various angles.



X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

12.

Dimension (in feet)	On Diagram	Angle			
		45	60	75	90
Stall width, parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	28.5	24.3	21.5	19.0

Stall depth to wall	C	20.0	21.0	20.5	19.0
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	17.0	19.0	19.5	19.0
Module, wall to interlock	F	49.0	56.0	63.0	64.0
Module, interlocking	G	46.0	54.0	62.0	64.0
Module, interlock to curb face	H	47.0	53.7	60.5	61.5
Bumper overhang, (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.4	2.6	0.6	0.0
Setback	K	13.8	10.4	4.9	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0
Access aisle	N	5.0	5.0	5.0	5.0

13. Persons With Disabilities: One parking space for persons with disabilities shall be required for any development having twenty five (25) or more parking spaces. Thereafter, not less than two percent (2%) of the parking spaces within a development shall be built and maintained as parking spaces for persons with disabilities.

14. Turnaround Bay: There shall be a turnaround bay, at least nine and one-half feet (9½') deep and thirteen feet (13') wide, with eighteen foot (18') radii located at the end of each dead end row of parking stalls.

- D. Agricultural Uses: For properties which are zoned RE-20 or R-1-8AG the primary and secondary accessways to agricultural uses may remain unpaved, but property owners are responsible for all road cleaning required because of debris tracked onto the roadway from vehicular access.
- E. Undeveloped Lots and Parcels: No parking shall occur on undeveloped lots or parcels.

SECTION 2: This ordinance shall take immediate effect.

PASSED and ADOPTED this 13th day of November, 2018.

North Ogden City:


M. Brent Chugg
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u>X</u>	—
Council Member Covering:	<u>X</u>	—
Council Member Stoker:	<u>X</u>	—
Council Member Swanson:	—	<u>X</u>
Council Member Turner:	<u>X</u>	—
(In event of a tie vote of the Council):		
Mayor Chugg	—	—



ATTEST:


S. Annette Spendlove, MMC
City Recorder

