

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.23 Vehicle Parking and Loading

15.23 VEHICLE PARKING AND LOADING

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15.23.1 Purpose

The purpose of this Title is to regulate parking and loading spaces, vehicle traffic, and access, in order to provide orderly and adequate development of these needed amenities. In so doing, this will promote the safety and well-being of the citizens of Huntsville Town. Subsequently, there shall be provided, in certain zones in Huntsville Town, at the time of the construction 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.

15.23.2 Access to Lots in Subdivisions

Access to lots in subdivisions shall be across the front lot line abutting a public or private street approved by the Huntsville Town Planning Commission or as otherwise approved by the Huntsville Town Appeal Authority.

15.23.3 Parking Space for Non-Dwelling Building 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:

Bed and Breakfast Inn	One space per each rental sleeping room in addition to the owner/host which requires two spaces
Church	One space per five fixed seats
Day Care Center	One space per employee plus one space per ten (10) children
Private School	One space per three students, plus one space per staff member
Hotel	One space per two sleeping units
Business Office	One space per professional staff plus four spaces for client use
Medical or Dental Office	Four spaces per professional staff plus one space per subordinate staff
Motel	One space per sleeping or living unit
Restaurant	One Space per eating booth or table
Retail Store	One space per 300 square feet of floor space in building
Service Repair Shop	At least four client spaces

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Businesses not listed	One parking space for each two employees working on the highest employment shift
All other uses	Where uses are not specifically listed above, the Parking Requirements shall be recommended by the Huntsville Town Planning Commission and established by the Huntsville Town Council based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses

15.23.4 Adjustments for Unusual and Unique Conditions

The Huntsville Town Council may adjust the required number of spaces listed in this chapter if in its determination 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.

15.23.5 Location of Parking Space

Parking space as required above shall be on the same lot as the main building, or in the case of buildings other than a dwelling, may be located within the same block not farther than five hundred (500) feet there from.

15.23.6 Computation of Parking Requirements

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (.5) shall be disregarded, and fractions including one-half (.5) and over shall require one (1) parking space.

15.23.7 Parking Lot Design and Maintenance

- A. **Public Parking Lot Standards.** Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the Huntsville Town Engineer to protect adjacent property owners or persons using a sidewalk. Surface drainage is not allowable across pedestrian walkways.
- B. **Storm Drainage Facilities.** Catch basins and drains shall be provided to collect surface drainage of all paved areas. The storm water runoff shall be determined by a Licensed Professional Engineer, registered in the State of Utah. A storm drain collection and detention facility shall be designed by a Licensed Professional Engineer, registered in the State of Utah. The storm drain collection and detention system shall include de-silting basins and facilities to mitigate the impact of runoff from parking lots.
- C. **Maximum Yard Area to be Used for Parking and Vehicle Access Lanes.** For all uses permitted in a residential-use 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 the case of non-residential uses in a residential zone, not more than fifty percent (50%) 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

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equivalent amount of land elsewhere on the same lot as the building as open green space, patios, play areas or courts.

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

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 (4) feet nor more than seven (7) 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 (5) feet nor more than seven (7) feet high. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.

15.23.8 Off-Street Truck Loading Space

On the same premise 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.

15.23.9 Regulations Governing Accessory Vehicle Off-Street Parking Within Required Side Yard Areas

One (1) concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one (1) required side yard of a dwelling provided that:

- A. The dwelling unit has the minimum number of required off-street parking spaces as stipulated by Section 15.23.3.
- B. The slab is at least eight (8) feet wide and is of sufficient length to accommodate the vehicle.
- C. The appurtenant driveway to the slab must be tapered to use the existing driveway approach.
- D. Any slab constructed must remain open and unobstructed to the sky.
- E. 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.
- F. All storm water run-off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.

15.23.10 Off Site Improvements Required

The applicant for a use permit in all commercial zones shall install improvements to the Public Works Standards and Technical Specifications of Huntsville Town. Improvements shall be installed within public or private streets along the entire property line which abuts the street. The Huntsville Town Council, considering the recommendations of the Huntsville Town Planning Commission may exempt such curb, gutter, or sidewalk installation improvements.