

CHAPTER 26
PLANNING AND ZONING
ARTICLE V REQUIRED PARKING

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SECTION 26-V-1. Parking Space Required

The number of off-street parking spaces required for each use shall be no less than the number set forth herein.

SECTION 26-V-2. Required Parking; Residential Uses

(A) **One unit dwelling per lot**: Two (2) parking spaces for each dwelling unit. Tandem parking shall be allowed.

(B) **Two unit dwelling per lot**: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom. Tandem parking shall be allowed.

(C) **Three unit dwellings**: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom.

(D) **Four unit dwellings, or more**: One and one third (1.30) parking stalls per bedroom.

(E) When determining the number of bedrooms for parking calculations only, a bedroom shall be defined as follows: any separate habitable room providing separation for sleeping purposes regardless of proposed use or designation that is a minimum of 70 square feet and a minimum of 7 feet in any horizontal dimension that is not common space, a bathroom, closet, hall, storage, utility space, kitchen, living room, or dining room. Bedrooms as defined herein include habitable rooms so designated as a den, study, office, exercise room, sewing room, loft, playroom and other similar designations. In addition, an unfinished basement shall be counted as at least one additional bedroom.

Amended by Cedar City Ordinance 0113-16-1, 0207-18-1 and 0226-20-1.

SECTION 26-V-3. Required Parking; Commercial Uses

(A) **Automotive Repair/Service**: Three (3) spaces for each service bay (service bays shall not be considered a parking space). Plus, one (1) space for every 250 square feet of office and show room area.

(B) **Automobile and machinery sales**: One (1) space for each 750 square feet of floor area, or five (5) parking spaces, whichever is greater.

(C) **Banks**: One (1) space for each 300 square feet of floor area.

(D) **Beauty Salons**: One and one half (1.5) spaces for each operator chair plus one (1) for each employee.

(E) **Bowling Alleys**: Five (5) spaces for each lane. (Additional parking spaces for balance of building calculate according to use.)

(F) **Cafes, cafeterias, restaurants, bars, night clubs and other similar places dispersing food or refreshments**: One (1) space for each four (4) fixed seats, plus one (1) for every 35 square feet of seating area where there are not fixed seats, plus one (1) parking space for each employee on the largest shift.

(G) **Clinics**: Five (5) parking spaces for each doctor or dental office.

(H) **Dance halls and skating rinks**: One (1) space for every four persons based on maximum allowable occupancy.

(I) **Dance/karate studios**: One (1) space for every 350 square feet of floor area.

(J) **Furniture sales and repair, major household appliance sales and repair**: One (1) space for each 600 square feet of floor area.

(K) **Homotel**: One and one half (1.5) parking spaces for each bedroom.

(L) **Hotels and motels**: One (1) space for each living or sleeping unit, plus one (1) space for each 250 square feet of office area.

(M) **Mortuaries and Funeral Homes**: One (1) parking space for each 35 square feet of assembly area floor space.

(N) **Professional, business, or administrative office (excluding medical and dental)**: One (1) space for each 250 square feet of floor area in office space.

(O) **Open air commercial uses**: One (1) space for each 2,000 square feet of lot area devoted to sales and display, or five (5) parking spaces, whichever is greater.

(P) **Plumbing, heating and electrical shops**: One (1) for each 500 square feet of floor area.

(Q) **Retail establishments otherwise not enumerated in this section, such as drug stores, departments stores, repair shops, animal hospitals, business schools**: One (1) space for each 600 square feet of building floor area, except area devoted exclusively to warehousing or storage, or three (3) parking spaces, whichever is greater.

(R) **Theaters, auditoriums, stadiums, sports arenas, gymnasiums**: One (1) space for each five (5) fixed seats or one (1) space for every 35 square feet of seating area where there are not fixed seats; also one (1) space for each 600 square feet of floor area not used for seating. (See Section 26-V-14)

(S) **Telemarketing Office**: One (1) parking space for each 150 square feet of gross floor area, or one (1) parking space for each work station, whichever is greater.

SECTION 26-V-4. Required Parking; Industrial Uses

Industrial uses shall require one (1) for each 250 square feet of office space, plus one (1) space for each 2000 square feet of manufacturing, plus one (1) space for each 4000 square feet of storage/warehousing.

Amended by Cedar City Ordinance No. 0222-17-1.

SECTION 26-V-5. Required Parking; Other Uses

(A) **Bed & Breakfast**: One (1) space for each rental bedroom plus two (2) spaces for full time residents.

(B) **Clubs, lodges, fraternal organizations, social halls, assembly halls**: One (1) for each 25 square feet of floor space.

(C) **Government buildings designed for a public use not otherwise enumerated herein, such as public libraries**: One (1) for each 35 square feet of seating, office or assembly area.

(D) **Governmental buildings not frequently visited by the public, such as fire stations**: One (1) space for each 600 square feet of floor space.

(E) **Hospitals and Sanitariums**: One and one half (1.5) spaces for each patient bed, plus one (1) space for each 250 square feet of office area.

(F) **Indoor shooting ranges**: two (2) spaces for each shooting lane, plus one space for each two hundred and fifty (250) square feet of sales, storage, training, or other uses.

(G) **Jail/Sheriff/Highway Patrol**: One (1) parking space for each 250 square feet of floor space plus one (1) space for each employee.

(H) **Churches**: One (1) space for each five (5) fixed seats and in all areas used simultaneously for assembly purposes one (1) for each 35 square feet of non-fixed seating, and one (1) for each 250 square feet of office space. (See Section 26-V-14)

(I) **Public utility facilities, including electrical sub-stations, telephone exchanges, maintenance and storage facilities**: One (1) for each 250 square feet of office space and one (1) space for each 600 square feet of work area within a structure. Also one (1) for each vehicle used in connection with the use. (No requirements for facilities which are normally unattended by employees, except for maintenance.)

(J) **Public/Private Schools**:

(1) Elementary/Middle School: Three (3) parking spaces for every room used for administration or classroom.

(2) High School: One (1) Parking space for every room used for administration or classroom plus one space for each four students.

(3) Child In-home Daycare/School, 16 Children or less: Including the children of any owner or employee, one (1) parking space for eight (8) children or less, or two (2) parking spaces for nine (9) to sixteen (16) children.

(K) Rest Homes: One 1) space for each four patient beds.

(L) Assisted Living Facility: An Assisted Living Facility that has multiple patients located in one building shall use the parking requirements for (K) Rest Homes. For residential dwelling units that are part of an Assisted Living Facility, use the parking requirements for Residential Uses located in Section 26-V-2.

(M) Residential Short-term Rentals: parking as required by residential use.

Amended by Cedar City Ordinance No. 0311-15, 12-16-15-2, 1114-18-3 and 0123-19-6.

SECTION 26-V-6. Required Parking; Uses Not Mentioned

The required off-street parking for any building, structure or use of land of a type which is not listed herein shall be determined by the City Building Official. The City Building Official shall be guided as much as possible by comparison with similar uses which are listed. Appeals may be taken to the Board of Adjustments.

SECTION 26-V-7. Joint use of Daytime and Nighttime Parking

Fifty percent of parking facilities used primarily for daytime use shall be available for nighttime use provided the parking area is contiguous with the owner's properties and there are recorded covenants between the owners allowing such use of the parking facilities.

SECTION 26-V-8. Parking Facilities Required for New Uses

Any building or structure erected or located after the effective date of this Ordinance or any subsequent amendments thereto shall be required to provide off-street parking and loading facilities in accordance with the provisions of this Ordinance.

SECTION 26-V-9. Parking Facilities Required for Change of Use or Change of Occupancy

Whenever the existing use of a structure or the existing use of land is changed to another use or another occupancy, parking and loading facilities shall be provided as required by this Ordinance.

SECTION 26-V-10. Parking Facilities Required for More Intensive Use

When the intensity of use of any building, structure or premises shall be increased through the addition of dwelling units, floor area, seating capacity or other units of measurement specified herein, the additional required parking and loading facilities for such increase shall be provided.

SECTION 26-V-11. Parking Facilities; Non-Conforming

Any use of property which on the effective date of this Ordinance, or of any subsequent amendment thereto, is non-conforming only as to the regulations relating to off-street parking and loading facilities, may be continued in the same manner as if the parking and loading facilities were conforming. However, such parking facilities as they exist shall not be further reduced.

SECTION 26-V-12. Permissive Parking and Loading Facilities

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities in excess of those required by this Ordinance, provided that all regulations herein governing the location, design and operation of such facilities are adhered to.

SECTION 26-V-13. Location and Control of Parking Facilities

The off-street parking facilities required by this Ordinance shall be located on the same lot or parcel of land as the use they are intended to serve, except that in cases of practical difficulty, the City Building Official may approve a substitute location which meets the following conditions:

- (A) That all or part of the substitute location is within 400 feet from the principal use for which the parking is being provided. Said distance shall be measured as walking distance along a public street or sidewalk; and
- (B) That the substitute lot is in the same possession as the use it is intended to serve. Such possession may be by deed or long term lease, the terms of which meet the approval of the City Building Official. The present and future owners of the substitute lot shall be bound by covenants filed in the office of the County Recorder requiring such owner to maintain the required number of parking spaces for the duration of the use served.

SECTION 26-V-14. Computation of Required Parking Spaces

For the purpose of computing off-street parking spaces which are required by this Ordinance, the following rules shall apply:

- (A) Floor area shall mean gross floor area, unless otherwise specified for a particular use.

(B) In stadiums, sports arenas, churches and other places of assembly in which benches or pews are used in place of seats, each eighteen (18) inches of length of such benches or pews shall be counted as one (1) seat.

(C) When determination of the number of off-street parking spaces results in a requirement of a fractional space, any fraction of less than one half (1/2) may be disregarded while a fraction of one half (1/2) or more shall be counted as one (1) required parking space.

(D) On-street parking shall not be counted towards meeting the parking requirements.

SECTION 26-V-15. Combined Parking Areas

The required off-street parking spaces may be provided collectively for two (2) or more buildings or uses, provided that the total number of parking spaces shall be not less than the sum of the requirements for each of the individual uses, and provided that all other requirements of this Ordinance are met.

SECTION 26-V-16. Mixed Uses

In the event that two (2) or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking and off-street loading spaces shall be the sum of the requirements of the various uses computed separately.

SECTION 26-V-17. Size of Parking Spaces

Each off-street parking space shall have dimensions not less than nine (9) feet in width and eighteen (18) feet in length, except that industrial employee parking may be eight and one half (8 1/2) feet in width and eighteen (18) feet in length. No part of the area of a required parking space shall be used for driveways, aisles or other required improvements.

SECTION 26-V-18. Access to Parking Facilities

(A) **Driveways**: Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user. The width of driveway entrances and exits from a public street shall be measured from the bottom of curb taper to bottom of curb taper and shall comply with the following standards unless specific exemptions are made by the Board of Adjustment for exceptional circumstances:

(1) **Residential Uses**:

- a. Minimum driveway width: 10 feet.
- b. Maximum driveway width: 34 feet.

(2) All other Uses:

- a. Minimum driveway width for one way entrances, exits and driveways to public utility facilities not requiring a parking space: 12 feet.
- b. Minimum driveway width for two-way entrance and exits: 24 feet.
- c. Maximum driveway width: 50 feet.

(3) Water meters shall not be located within the driveway or taper access of the driveway.

(B) Access Control: Access to the station or the structure or the parking facility shall be controlled as follows:

(1) Access shall be by not more than two driveways from any one street upon which there is One Hundred Feet (100') of frontage or less. Any structure with more than One Hundred Feet (100') of frontage shall be allowed one (1) additional driveway for every additional One Hundred Feet (100').

(2) Driveways shall not be closer to each other than twelve (12) feet measured four (4) feet on each curb taper and four (4) feet between the curb tapers and no driveway shall be closer to a side lot line than three (3) feet. Twin home lots are not required to have driveway separation when garages are connected. When a commercial or industrial lot abuts any residential zone, a driveway shall be at least twenty feet (20') from the side lot line.

(3) On corner lots no driveway shall be closer than fifteen (15) feet to the point of intersection of the front property line with the side property line which abuts upon a street. No driveway shall be located across any curved section of frontage lying between said point of intersection and point of tangent.

(4) In all cases where there is an existing curb and gutter and sidewalk on the street, all curb cuts and driveways shall hereafter be made in accordance with these regulations.

(5) Where there is no existing curb and gutter or sidewalk, a curb or fence shall be installed in accordance with these regulations.

Amended by Cedar City Ordinance No. 0213-13

SECTION 26-V-19. Other Access Requirements.

The following additional requirements shall govern access to off-street parking facilities:

(A) Forward travel to and from parking facilities from a dedicated street or alley is required for all uses except residential. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.

(B) All uses which adjoin a major collector street or larger shall conform with the Engineering Design Standards.

(C) The access to all off-street parking facilities shall be designed in a manner which will not interfere with the movement of traffic

(D) Access driveways across sidewalks or pedestrian ways shall be designed in such a manner as to promote pedestrian safety.

SECTION 26-V-20. Circulation Within a Parking Area

The circulation within a parking area shall comply with the following requirements:

(A) **Aisle Width**: Minimum aisle widths shall be provided in accordance with the angle of the parking spaces they serve.

(1) 30-degree Parking - 12 feet.

(2) 45-degree Parking - 12 feet.

(3) 60-degree Parking - 18 feet.

(4) 90-degree Parking - 24 feet. Other aisle widths shall be determined by interpolation from the above minimum requirements.

(B) **Circulation**: Circulation within a parking area with more than one (1) aisle must be such that a car need not enter the street to reach another aisle within the same parking lot.

(C) **Signs**: Directional signs shall be required to differentiate between entrance and exit access points to the street on single lane drives.

SECTION 26-V-21. Location of Parking Facilities Restricted

The location of parking and loading facilities shall comply with the following:

(A) In all zones, parking shall not be permitted in the required landscape area. The development of parking facilities in said prohibited areas and the parking thereon shall not be permitted and the installation of such parking facilities, including but not limited to, asphalt, concrete, gravel or any other material commonly used with parking, shall constitute a nuisance. The term parking facilities shall not include driveways, including circular driveways 12 ½ feet wide or less. Parking may be permitted in other required side and rear yards in the residential zones, providing all other requirements of this

ordinance are met. Parking located in the R-1, R-2-1 and R-2-2 zones shall be permitted if the parking serves only the lot on which the parking facility is located.

(B) In the Commercial and Industrial Zones parking between a building and a street may be permitted, providing all other requirements of this ordinance are met.

(C) No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any residence, school, hospital, or other institution for human care located on an adjoining lot, unless screened by site obscuring fence not less than six (6) feet in height.

(D) In locations where parking areas abut public walkways, protective barriers shall be installed upon the parking area to prevent vehicles from being driven over said walkway and to protect pedestrians walking upon the sidewalk from cars parked in the parking lot.

Amended by Cedar City Ordinance No. 0725-18 and 1113-19-7

SECTION 26-V-22. Development and Maintenance of Parking Areas

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot or a vehicle sales area, shall be developed and maintained in good condition and in accordance with the provisions of this Ordinance.

SECTION 26-V-23. Lighting of Parking Areas

Any lighting used to illuminate off-street parking facilities or vehicle sales areas shall be so arranged as to reflect the light down and away from the adjoining premises in any residential zone.

SECTION 26-V-24. Limitation on Use of Required Parking Area

Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner, except that they may be used for special events. The parking limitations imposed by the special event shall be designed to maximize safety and traffic flow.

SECTION 26-V-25. Continuing Obligation

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading areas which meet the requirements of this Ordinance.

SECTION 26-V-26. Plot Plan Approval Required

At the time a Building Permit is requested for any building or structure, or at the time a new use of land which would require off-street parking is established, a plot plan shall be submitted showing the proposed development of the property including the layout and development of the parking and loading facilities. All parking and loading spaces shall be designated, as well as the access aisles and other improvements. The Building Official may disapprove such plans if he finds they are inconsistent with the requirements of this Ordinance.

SECTION 26-V-27. Required Off-Street Loading Space

(A) Spaces Required: One (1) off-street loading space shall be provided and maintained for every building or separate occupancy thereof having a gross floor area of ten thousand (10,000) square feet or more which requires the receipt or distribution of goods, materials, merchandise or supplies by vehicle. One (1) additional loading space shall be provided for each additional twenty thousand (20,000) square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater.

(B) Space Size: Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.

(C) School Buses: Off-street loading and unloading space for busses shall be provided at all school sites. On-street loading and unloading of busses shall not be permitted at school sites.

SECTION 26-V-28. Disabled Parking Required

Disabled parking shall be provided and designed as specified in the current International Building Code, Chapter 11.

SECTION 26-V-29. Marking of Parking

All units that have 10 or more parking spaces shall designate parking by painted lines or other approved methods. All parking lots that have 60 or more parking spaces and have combined access driveways for ingress and egress to and from a public street shall have a painted centerline on the driveway that is 30-feet long and extends from the street into the parking lot.

Amended by Cedar City Ordinance No. 0109-13-1

SECTION 26-V-30. Parking Surface

All required parking facilities shall be hard surfaced.

Amended by Cedar City Ordinance No. 0213-13.

SECTION 26-V-31. Landscaping

All areas not covered by hard surface parking in the parking facility shall be landscaped. See Article VI, Landscaping.

Amended by Cedar City Ordinance No. 0213-13.