

Chapter 11  
OFF-STREET PARKING REQUIREMENTS

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Section 22-11-1 \_\_ PURPOSE. To reduce street congestion and traffic hazards in the Town of Alta by incorporating adequate, attractively designed facilities for off-street parking and loading as an integral part of every use of land in the Town.

Section 22-11-2 \_\_ OFF-STREET PARKING REQUIRED. There shall be provided at the time any building or structure is erected or enlarged or increased in capacity, or any use is established, off-street parking spaces for automobiles in accordance with the requirements herein. Except as defined in Subsection 2 below, all required parking spaces shall be provided on the lot on which the building or structure is proposed to be erected:

1. DOCUMENTS REQUIRED TO OBTAIN A BUILDING PERMIT. In addition to the documents required by other Chapters of this Title, all applications for a building permit shall be accompanied by a site plan showing the arrangement, size, and number of the required parking spaces, as well as ingress and egress arrangements. Said plan shall be reviewed by the Technical Review Committee and approved by the Building Official.
2. ALTERNATIVES TO ON-SITE PARKING. The required off-street parking for any new use, structure, or building which, due to the size or location of the parcel, cannot be provided on the premises, may be provided on other property not more than five-hundred, (500), feet distance from the building site measured along the shortest available pedestrian route of access.

Section 22-11-3 \_\_ SIZE OF PARKING SPACES. Each off-street parking space shall be at least nine, (9), feet wide by twenty, (20), feet in length for diagonal or ninety, (90), degree parking and at least eight, (8), feet wide by twenty two, (22), feet in length for parallel parking spaces exclusive of access drives or aisles. The length of ninety, (90), degree parking spaces within a parking structure may be eighteen, (18), feet. Access to parking spaces shall be from private roadways and not from public streets.

Section 22-11-4 \_\_ NUMBER OF SPACES REQUIRED.

1. The number of off-street parking spaces required shall be as follows:
  - a. ASSEMBLY HALLS, EXHIBITION HALLS, AND CONFERENCE HALLS OR ROOMS WITHOUT

FIXED SEATS. Three, (3), spaces for each one-hundred, (100), square feet of gross floor area of the spaces so used. This number is subject to the review and approval of the Planning Commission.

b. ASSEMBLY HALLS, EXHIBITION HALLS, THEATERS, AUDITORIUMS, OR MEETING ROOMS WITH FIXED SEATING. One, (1), space for each 3.5 seats of maximum seating capacity.

c. DWELLINGS, SINGLE FAMILY. Two, (2), spaces for each dwelling unit. For single family dwellings, the spaces may be arranged one behind the other.

d. DWELLINGS, MULTIPLE. Two, (2), spaces for each dwelling unit.

e. LODGING HOUSE. One, (1), space for each tenant.

f. DORMITORY BUILDING. One, (1), space for each tenant.

g. HOTELS AND MOTELS. One, legal, overnight space for each eight, (8), guest rooms as defined in Section 22-8A-3 One half (1/2) space for every one, (1), employee living accommodation required pursuant to Section 22-8A-6 rounded up to the next whole number

h. RESTAURANTS AND NONPROFIT CLUBS. One, (1), space for each 2.5 seats or three, (3), spaces per one-hundred, (100), square feet of gross floor area whichever is greater.

i. RETAIL STORES AND SHOPS. One, (1), space for each two-hundred, (200), square feet of retail space gross floor area.

j. SERVICE AND MAINTENANCE SHOPS AND CENTERS, COMMUNICATION EQUIPMENT BUILDINGS. One, (1), space for each person employed during the highest employment shift.

2. NUMBER OF PARKING SPACES FOR USES NOT SPECIFIED. For any use of a building or structure not specified herein, the off-street parking requirements shall be determined by the Planning Commission being guided where appropriate by the requirements set forth herein for uses or buildings which, in the opinion of the Planning Commission are similar to the use or building under consideration.

3. CALCULATION OF NUMBER OF REQUIRED SPACES. For all uses, the required number of spaces required will be calculated in accordance with the above stated criteria for the particular use and the total number of spaces required shall be rounded to the next larger whole number should the result of the first calculation be a fraction.

Section 22-11-5 ACCESS REQUIREMENTS. Adequate ingress and egress to required parking spaces for all uses shall be provided to allow orderly and safe circulation for public, service, and emergency vehicle use as well as pedestrian access to, from and within parking areas. Emergency vehicle access and turnaround arrangements should be designed in accordance with the criteria of the Salt Lake County Fire Department and the final design must be approved by the Alta Fire Marshal.

Section 22-11-6 MAINTENANCE AND DEVELOPMENT OF PARKING AREAS. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following:

1. SURFACING. Surfaces for parking and access drives may be asphaltic concrete, concrete, or compacted engineered road base as appropriate for the

particular use. The grading of surfaces shall allow the disposal of surface water. The proposed design of parking; walks, access drives and other hard surface areas, including the accumulation, handling and disposition of surface water, shall be approved by the Water Quality Division of the Salt Lake City/County Health Department and the Technical Review Committee. A letter of approval from said Department shall be obtained and submitted with an application for any building permit. The final design shall be approved by the Planning Commission acting on the recommendation of the Technical Review Committee.

2. SCREENING. The perimeters of parking areas shall be screened from adjacent uses by plant material, grading, or other natural methods to minimize the visual impact from both the adjacent use and the public roads. The final design shall be approved by the Planning Commission acting on the recommendation of the Technical Review Committee.

3. LIGHTING. The lighting of parking areas shall be so designed to allow the safe use of facilities by both vehicles and pedestrians at all times. Parking area lighting shall not direct or reflect light to adjacent uses or roads. The final design, including the selection of lighting fixtures, shall be approved by the Planning Commission acting on the recommendation of the Technical Review Committee.

#### Section 22-11-7 SPECIAL REQUIREMENTS.

1. LOCATION OF GASOLINE AND LPG TANKS. The location, arrangement, installation, and above ground facilities of all gasoline and liquefied petroleum gas tanks shall be as directed by the Alta Fire Marshal.

2. OFF-STREET LOADING FACILITIES. For every building or part thereof, not provided with docking facilities and having a gross floor area of ten thousand, (10,000), square feet or more, and which is to be occupied by a commercial use, to or from which delivery of materials or merchandise is regularly made by motor vehicle, there shall be provided and maintained on the same lot with such building, at least one, (1), off-street loading space plus one, (1), additional off-street loading space for each additional twenty thousand, (20,000), square feet of gross floor area or major fraction thereof. Each loading space shall be at least ten, (10), feet wide by twenty-five, (25), feet in length and fourteen, (14), feet clear in height. Such loading space may occupy any required yard or court. Development and maintenance of loading spaces shall be in accordance with the requirements of Section 22-11-6 above.

3. OFF-SITE IMPROVEMENTS. Connection of access drives or roads with public roads shall be done in accordance with the requirements of the Utah Department of Transportation. A letter of approval for all such work shall be obtained from said Department and submitted with an application for a building permit for any project where connection to a public road is required. Permits for all such work shall be obtained from and all required bonds posted with said Department prior to the start of any construction activity whatsoever on any project where connection to a public road is required.