

Box Elder County Land Use Development & Management Code

Article 5: Regulations of General Applicability

Chapter 5-2 – Off-Street Parking Requirements

Box Elder County Zoning Ordinance

Sections.

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5-2-010. Off-Street Parking Required.

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles in accordance with the following requirements; nonetheless, sufficient parking shall be provided off street to avoid the necessity of parking on the street except for certain areas designated by the County where off-street parking requirements cannot be met by past development and redevelopment and there are other programs in effect to mitigate the parking problem; or as may be required and established by conditional use permit.

5-2-020. Size of Parking Space.

The dimensions of each off-street parking space, exclusive of access drives or aisles, shall be at least nine (9) feet by twenty (20) feet for diagonal and ninety-degree spaces; and nine (9) feet by twenty-two (22) feet for parallel spaces.

5-2-030. Access to Individual Parking Space.

Except for single-family and two-family dwellings, direct access to each parking space shall be from a private driveway and not from a public street. All parking spaces shall have independent access not blocked by another parking space or other obstacle.

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5-2-040. Number of Parking Spaces Required.

- A. When calculating the floor area of a building to establish parking requirements, reasonable reductions for hallways, closets & storage space, restrooms, kitchens and mechanical equipment may be deducted.
- B. **Business or Professional Offices:** One parking space for each two hundred (200) square feet of net usable or leasable floor area.
- C. **Churches with Fixed Seating:** One parking space for each three and one-half (3.5) fixed seats, or one parking space for each seven (7) feet of linear pew, whichever is greater.
- D. **Churches without Fixed Seats, Sports Arenas, Auditoriums, Theaters, Assembly Halls, Meeting Rooms:** One parking space for each three (3) seats of maximum seating capacity.
- E. **Dwellings:** Two parking spaces for each dwelling unit.
- F. **Furniture and Appliance Stores:** One parking space for each six hundred (600) square feet of floor area.
- G. **Hospitals and Clinics:** Two parking spaces for each bed, and/or examining room.
- H. **Hotels, Motels, Motor Hotels:** One space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.
- I. **Nursing Homes:** Four parking spaces, plus one (1) space for each five (5) beds.
- J. **Restaurants, Taverns, Private Clubs, and all other similar dining and/or drinking establishments:**
 - 1. One parking space for each three and one-half (3.5) seats or 1 parking space for each 100 square feet of floor area, whichever is greater.
 - 2. In addition, drive-in facilities shall provide stacking area for at least six (6) cars in a drive through lane.
- K. **Retail Stores:**
 - 1. One parking space for each hundred (100) square feet of retail floor space.

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2. In addition, convenience stores which sell gasoline shall provide stacking area for six (6) cars in lanes serving the gas pumps, which stacking area may be considered to help fulfill basic parking requirements.
- L. Wholesale Establishments, Warehouses, Manufacturing Establishments and All Industrial Uses:** As determined by conditional use permit or by planned unit development requirements, if applicable, or by the Planning Commission, but in no case less than one (1) space for each employee projected for the highest employment shift.
- M. Shopping Center or other groups of uses not listed above:** One parking space for each one hundred and fifty (150) square feet of total floor space, or as determined by conditional use permit.
- N. All Other Uses not listed above:** As determined by conditional use permit based on the nearest comparable use standards. Sufficient parking should be provided to ensure:
1. maximum utilization of the facilities on site will not unduly impose on neighbors rights in the vicinity;
 2. that in the future if there is a change of use that the parking is adequately related to the site so that a new use has a reasonable chance to provide satisfactory parking;
 3. where the precise parking standards are not known or have proven unsatisfactory in other instances that care is given in the analysis of the parking requirements of the site and its proposed use to ensure a reasonable number of parking spaces that cannot become an excuse for failure of the use on the site to perform its function properly; and
 4. the intent of minimum parking requirements is that normal or competitive functions are not to be curtailed due to lack of sufficient parking and therefore the use or function of the principal user of the site fails or otherwise deteriorates.
- O.** It shall be the responsibility of the reviewing body to prepare its analysis of parking requirements in writing and make copies available to the property owner(s)/lessee(s) and other parties of interest, as well as the County Commission.
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5-2-050. Access Requirements

Adequate ingress and egress to and from all uses shall be provided as follows:

- A. **Residential Lots.** For each residential lot not more than 1 access driveway which shall be a maximum of 20 feet wide at the street lot line, except lots with a frontage greater than 100 feet have the option to provide two (2) access driveways each up to twelve (12) feet wide for circular driveways and other special type circulation and parking.
- B. **Other than Residential Lots.** Access shall be provided to meet the following requirements:
 - 1. Not more than two (2) driveways shall be used for each one hundred (100) feet of frontage on any street.
 - 2. No two of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet.
 - 3. Each driveway shall be not more than thirty-five (35) feet wide, measured at right angles to the center line of the driveway, except as increased by permissible curb return radii, or as established by conditional use permit. The entire flare of any return radius shall fall within the right-of-way.
 - 4. No driveway shall be closer than fifty (50) feet to the point of intersection of two property lines at any corner as measured along the property line, and no driveway shall extend across such extended property line.
 - 5. On a street where there are no curbs and gutters, all driveways shall be well marked and protection provided the entire length of the frontage exclusive of the driveways as per approved plans.

5-2-060. Maintenance of Parking Lots.

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

- A. **Surfacing**
 - 1. Each off-street parking lot in the R-1-20 Zone shall be surfaced with an asphaltic or Portland cement or other binder pavement and permanently maintained so as to provide a dustless surface. All other Zoned and Un-Zoned areas may have a gravel

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surface parking lot with a Mag-Chloride mixture being applied at least once per year.

2. The parking area shall be so graded as to dispose of all surface water.
3. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

- B. Screening.** In the R-1-20 Zone, the sides and rear of any off-street parking lot which adjoins an area which is to remain primarily residential shall be screened from such area by a masonry wall or solid visual barrier fence not less than four (4) nor more than six (6) feet in height.
- C. Landscaping.** Each parking lot shall be adequately landscaped to comply with a plan approved by the Planning Commission and such landscaping shall be permanently maintained.
- D. Lighting.** Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining residential premises and from street traffic.

5-2-070. Location of Off-Street Parking.

Off-street parking shall not be allowed in required front yard setbacks except by conditional use permit and then only in areas where the character of the street and general landscaping plan will not be adversely affected.