

ORDINANCE NO. 4-1-14 O

**AN ORDINANCE AMENDING KANAB CITY LAND USE ORDINANCE CONCERNING
COMMERCIAL ZONES**

WHEREAS, the Kanab City Planning Commission and staff have evaluated current land use requirements and procedures and has found a need for clarification; and

WHEREAS, The Kanab City Planning Commission conducted the required Public Hearing on March 18th and recommended to the City Council that the Land Use Ordinance be amended;

NOW, THEREFORE, BE IT ORDAINED by the Kanab City Council that the Kanab City Land Use Ordinance is hereby amended as reflected in the attached 6 pages.

All former codes or parts thereof conflicting or inconsistent with the provisions of this Ordinance or of the Code hereby adopted are hereby repealed.

The provisions of the Code shall be severable, and, if any provision thereof or any application of such provision is held invalid, it shall not affect any other provisions of this code or the application in a different circumstance.

This ordinance shall be effective upon the required posting.

PASSED AND ORDERED POSTED this 8th day of, April 2014.

KANAB CITY

MAYOR

ATTEST:

RECORDER

Chapter 6

OFF-STREET PARKING REQUIREMENTS

This ordinance establishes requirements for **off-street** parking spaces for automobiles adjacent to the building, structure or use.

Adopted January 22, 2008
Revised April 12, 2011

Sections

- 6-1 Off-Street Parking Required
- 6-2 Size
- 6-3 Access to Individual Parking Space
- 6-4 Number of Parking Spaces
- 6-5 Access Requirements
- 6-6 Location of Gasoline Pumps
- 6-7 Maintenance of Parking Lots
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- [6-9 Parking Space Reductions](#)
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Section 6-1 Off-Street Parking Required

At the time any building or structure is erected or enlarged, and that new building or enlargement is greater than 30% of the square footage of any existing buildings on site ~~or increased in capacity or any use is established~~, there shall be provided off-street parking spaces for automobiles adjacent to the building, structure or use in accordance with the following requirements.

Section 6-2 Size

The dimensions of each off-street parking space shall be at least nine (9) feet by twenty (20) feet for diagonal or ninety-degree spaces; or nine (9) by twenty-two (22) feet for parallel spaces, exclusive of access drives or aisles, provided that in parking lots of not less than twenty (20) parking spaces the Planning Commission may approve a design allowing not more than twenty (20) percent of such spaces to be not less than seven and one-half (7½) feet by fifteen (15) feet to be marked and used for compact automobiles only.

Type of Space	Minimum Width	Minimum Length
Diagonal	9 feet	20 feet
90° Angle	9 feet	20 feet
Parallel	9 feet	22 feet
Compact	7½ feet	15 feet

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(approved 20%)		
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Section 6-3 Access to Individual Parking Space

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

Section 6-4 Numbers of Parking Spaces

A professional parking study may be required by the Planning Commission.

The number of off-street parking spaces required shall be as follows:

#	Type of Use	Parking Spaces Requirement
1.	Business or professional offices	1 per 300 <u>500</u> sq. ft. of floor area
2.	Churches, sports arenas, auditoriums, theaters, assembly halls, meeting rooms	1 per each 3-5 <u>5</u> seats of maximum seating capacity
3.	Commercial properties fronting Highway 89/SR11	Parking may be modified by a conditional use permit
4.	Dwellings, single-family, two-family, multi-family and cluster (townhouse and condominium)	2-25 per dwelling unit
	<u>Dwellings, Two-family, multi-family, townhouse and condominium</u>	<u>1.5 per dwelling unit</u>
5.	Furniture and appliance stores	1 per 600 <u>800</u> sq. ft. of floor area
6.	Handicapped and motorcycle	1 handicapped per 25 spaces, plus 1 per each additional 50 spaces, & 1 motorcycle

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	parking spaces	stall per 25 spaces
7.	Hospitals	2 per each bed
8.	Hotels, motels, motor hotels	1 per each sleeping unit, plus parking for all accessory uses as herein specified.
9.	Lodging House	1 space per each 2 persons.
10.	Nursing homes	4, plus 1 per each 5 beds
11.	Restaurants, taverns, private clubs, and all other similar dining and/or drinking establishments	1 per each 3-5 5 seats or 1 per each 300 500 sq. ft. (excluding kitchen, storage, etc.), whichever is greater
12.	Retail stores, shops not including furniture, appliance, grocery, convenience stores, and shopping centers	1 per each 300-500 500 sq. ft. of retail floor space.
	<u>Grocery stores, convenience stores, and shopping centers</u>	<u>1 per each 300 sq. ft. of retail floor space</u>
13.	Shopping centers or other groups of uses not listed above	As determined by conditional use permit or Planned development procedure, if applicable, or by the Kanab City Planning Commission.
14.	Storage units (commercial)	1 per each 30 ft of building frontage storage space
15.	Wholesale establishments, warehouses, manufacturing establishments, and all industrial uses	As determined by conditional use permit or by planned development requirements, if applicable, or by the Kanab City Planning Commission, but in no case fewer than 1 space for each shift employee projected for the highest employment shift.
16.	All other uses not listed above	As determined by the Kanab City Planning Commission, based on the nearest comparable use standards.

Section 6-5 Access Requirements

Adequate ingress and egress to and from all uses shall be provided as follows (Minimum widths of drives within parking lots are provided in the Kanab City Design and Construction Standards):

Chapter 6

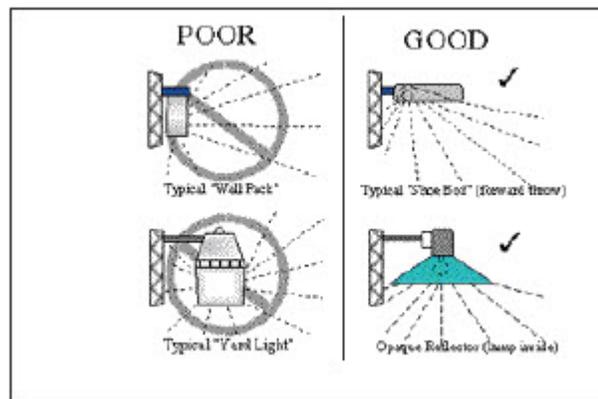
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use of motion sensors and timers is encouraged.

D. Parking Lot Lighting: Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole mounted fixtures shall be held to a minimum practical height, but not exceeding twenty feet (20').



Section 6-9 Parking Space Reductions

Parking Space Requirements enumerated in Section 6-4 may be reduced by up to 50% of the requirement when one or a combination of the following methods is utilized:

1. A shared parking agreement between the applicant and adjacent land-owners (up to 40% reduction).
 - a. Up to 50% of parking stalls in an adjacent parking lot may be applied toward the reduction, provided that:
 - i. The applicant demonstrates that the adjacent use is reciprocal in time and volume for parking demand.

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- i. All parking stalls identified in the agreement are within 500 feet of the entrance of the building.
2. The presence of a drive-thru (up to 10% reduction).
3. The presence of bicycle parking. One (1) parking space reduced for every two bicycle parking spaces provided (up to 10% reduction).
4. The presence of motorcycle parking. One (1) parking space reduced for each motorcycle parking space provided (up to 10% reduction).
5. Within Downtown Overlay: Identification of nearby on-street parking. Up to 50% of on-street parking located within 300 feet of the building may be applied toward the reduction (up to 20% reduction).
6. Within Downtown Overlay: primary entrance and at least 75% of the length of the front building facade located within 10 feet of the sidewalk and oriented toward the street (up to 20% reduction).

Section 6-10 Handicapped Accessible Parking

Parking lots shall provide adequate "accessible" parking spaces in compliance with the Americans with Disabilities Act (ADA).

Exhibit A

Design Standards & Guidelines

Downtown Overlay

Adopted January 22, 2008
Revised July 28, 2009

Section 1-8 Parking Lots

~~Some established and new businesses in this overlay district do not have adequate parking. With new construction and/or when a change of use occurs, parking standards for these businesses will be considered by the Planning Commission as specified in Chapter 6, (6-4 #3 Commercial properties fronting on Highways 89/89A).~~

Kanab City has developed the Downtown Parking District to create diagonal parking on the side streets in order to create additional downtown parking. ~~The Downtown Overlay is considered a walk-able area that allows less restrictive parking space requirements. All requests for exceptions from the parking requirements outlined in Chapter 6 (Parking) of this ordinance shall be considered as part of the site plan review.~~ Parking lots constructed for new buildings within the Downtown Overlay shall be located in the rear or side of the building, unless access to the side or rear is not feasible to be determined during the site plan approval process. [Reductions to off-street parking requirements of Section 6-4 are provided in Section 6-9 of this ordinance, including those specific to the downtown overlay.](#)

Section 1-9 Exterior Lighting and Signage

All exterior lighting and signage on or adjacent to a business/building in the Downtown Overlay shall meet the requirements outlined in this ordinance.

Section 1-10 Building Height

No building within the Downtown Overlay shall exceed the allowable height for the underlying zone.

Section 1-11 Fencing

All fences in the Downtown Overlay must comply with the City fencing regulations.

Outdoor storage area must be enclosed in a solid barrier fence.