



**Project #21-044
Parking & Landscaping
Land Development Code Amendment**

REPORT SUMMARY...

| | |
|-------------------------|----------------------------------|
| <i>Project Name:</i> | Parking & Landscaping |
| <i>Proponent/Owner:</i> | Community Development Department |
| <i>Project Address:</i> | Citywide |
| <i>Request:</i> | Code Amendment |
| <i>Type of Action:</i> | Legislative |
| <i>Date of Hearing:</i> | August 26, 2021 |
| <i>Submitted By:</i> | Mike DeSimone, Director |

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.31 and 17.32 of the Land Development Code.

REQUEST

This is a proposal for a number of minor amendments to the Parking and Landscaping Chapters in the Land Development Code (LDC).

The proposed “general” amendments or changes to individual LDC Chapters are summarized below:

Parking – 17.31: Updated parking requirements by use in Table 17.31.040 by modifying some of the minimum parking standards by use, and added a reference to Mixed Use Projects and Community Services; clarified Recreational Vehicle parking in Section 17.31.080.D to restrict RV parking in the front yards of residential neighborhoods and limit it to the side or rear of a home; and removed redundant language in Sections 17.31.140 & 17.31.150.

Landscaping - 17.32: Clarified the applicability of landscape type in Section 17.32.070 based on the minimum parking lot setback in the front yard.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code are minor in nature, help to clarify certain substantive and procedural issues. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments are minor in nature and are consistent with the General Plan.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/31/21, posted on the City’s website and the Utah Public Meeting website on 8/2/21, and noticed in a quarter page ad on 7/24/21.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments are minor in nature and help to clarify minimum parking and landscaping requirements.
5. No public comment has been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

Chapter 17.31: Parking

§17.31.010. Purpose

Establish standards for the development of parking facilities, access to private and public property, and ensure public health and safety with facilities which safely accommodate vehicles, bicycles, and pedestrians.

§17.31.020. General

A. Applicability.

1. New Development. The off-street parking standards of this Chapter apply to new development and a new use being established.

2. Expansions and Alterations. The off-street parking standards of this Chapter apply when an existing structure or use is expanded. Additional off-street parking spaces shall be required only to serve the enlarged or expanded area, not the entire building or use. The decision-making body may require increases in parking for non-conforming parking areas when found necessary to ensure adequate off-street parking.

Example: Implementation of Parking Requirements When A Business Changes Use In An Existing Building

1. A business which was required to provide 10 parking spaces and has done that vacates its site. A new business which then occupies the site requires 15 parking spaces. The new business is required to provide 5 more parking spaces.
2. A business has 8 parking spaces. The current code requires 10 spaces. The business vacates and a new business opens requiring 15 spaces. The new business only needs to provide 5 additional parking spaces. It is not required to resolve the deficiency of legally existing non-conforming parking spaces. Only a total of 13 parking spaces need be provided.

3. Change of Use. Off-street parking shall be required for any change of use or change of operation resulting in a requirement for more parking than the existing use. Additional parking shall be required only in proportion to the extent of the change, not for the entire building or use.

4. Areas for deliveries and loading shall be required as a part of the site plan review to ensure that loading and deliveries do not constrain fire access, street safety, or use public streets for deliveries.

B. No Reduction below Minimums.

Existing parking spaces shall not be reduced below the minimum requirements in this Chapter. Any change in use that increases applicable off-street parking requirements will be deemed a violation of the Land Development Code unless parking is provided in accordance with the provisions of this chapter.

§17.31.030. Off-Street Parking Schedules

A. Off-Street Parking Requirements.

Table 17.31.040 lists the minimum off-street parking requirement for each use category defined in the Land Development Code. These requirements apply unless an Alternative Parking Plan is reviewed and approved in accordance with section 17.31.060.

§17.31.040. Rules for Computing Requirements

The following rules apply when computing off-street parking and loading requirements:

- A. Multiple Uses. Lots containing multiple uses shall provide parking in an amount equal to the total of the requirement for all uses. The decision-makers may authorize a

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reduction of minimum parking requirements up to twenty five percent (25%) of the total required stalls, when it can be found that the uses within the business or development share general customer traffic.

B. Fractions. When measurements of the number of required spaces result in fractions, any fraction of one-half or less will be disregarded and any fraction of more than one-half will be rounded upward to the next highest whole number.

C. Area Measurements. Unless otherwise specifically noted, parking and loading standards are computed based on the gross floor area or gross leasable area.

D. Occupancy-Based Standards. Parking requirements based on employees, students, residents or occupants shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

E. Unlisted Uses. Upon receiving an application for a use not specifically listed in an off-street parking schedule, the Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require a parking study in accordance with this chapter.

F. Unique Parking Characteristics and/or Requirements. Land uses with unique parking characteristics not specifically assignable to a use category in Table 17.31.040, shall submit an Alternative Parking Plan as specific in Section 17.31.050.

G. Deviation from Minimum or Maximum Parking Requirements. The number of off-street parking spaces specified in this Chapter shall not be exceeded nor reduced by more than twenty five percent (25%) of the minimum parking requirements where authorized.

Table 17.31.040: Parking by Land Use Category

| Category | Specific Uses | Number of Spaces Required | |
|---------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------|
| | | Minimum | Bike |
| Residential Uses | | | |
| Group Living | Assisted Living Center | Alternative 1 per 4 beds, plus 1 per employee at largest shift | N/A |
| | Dormitories, Fraternities, Sororities | 1.5 per bedroom 1 per occupant | 0.5 per bedroom |
| | Nursing Home, Convalescent Home | 1 per 4 beds, plus 1 per employee at largest shift | N/A |
| | Residential Group Home | 1 per bedroom | 1 per 2 occupants |
| | Residential Treatment Program where care, training, or treatment IS provided on site. | Alternative | N/A |
| Household Living | Multi-dwelling structures | 2 per dwelling unit | 0.5 per bedroom |
| | Multi-dwelling structures (in the Campus Residential Zone) | See Section 17.07.110 1 per occupant | 0.5 per bedroom |
| | Single family dwelling | 2 per dwelling unit | N/A |
| | <u>Mixed Use Projects containing both Residential & Commercial Uses</u> | <u>Residential – see underlying zone</u> <u>Commercial – based on use type</u> | <u>0.5 per bedroom</u> |
| Public/Institutional Uses | | | |

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| | Mausoleum <u>Mausoleum</u> | Alternative | N/A |
|-------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------|
| | Clubs, Lodges, similar uses | Alternative | 1 per 20 spaces |
| | Day Care/ Preseee <u>Preschool</u> | 1 per 500 s.f. | 1 per 10 Employees |
| Category | Specific Uses | Number of Spaces Required | |
| | | Minimum | Bike |
| | Hospital | 1 per two beds plus 1 per employee at largest shift | 1 per 20 spaces |
| | Libraries, Museums, Community Centers | Alternative | 1 per 10 spaces |
| | Parks | Alternative | --- |
| | Public Safety Service (Police & Fire) | Alternative | N/A |
| | Religious Institutions | 1 per 4 persons of max. capacity ¹ | 1 per 30 spaces |
| Education/Schools | Schools, Colleges, Universities, Technical Colleges | Alternative | 1 per 5 spaces |
| | Schools, Trade, vocational, or commercial | Alternative | 1 per 10 spaces |
| | Schools, Private or Public (K-12) | Alternative | 1 per 10 students |
| | Uses of a public, non-profit, or charitable nature <u>Community Services</u> | Alternative | 1 per 20 spaces |
| Commercial Uses | | | |
| | Bank, savings and loans, or credit union (0-4 drive up lanes) ² | 1 per 250-300 s. f., plus stacking per Table 17.31.079 | 1 per 10 spaces |
| | Bed and breakfast | 1 per room plus 2 additional spaces | N/A |
| | Call Center | 1 per each employee at largest shift | 1 per 10 spaces |
| | Campground, RV or Tent | 2-plus 1 per RV pad/Tent pad, <u>plus 2 additional spaces</u> | N/A |
| | Clinic, medical, dental, or optical | 1 per 200-300 s. f. | 1 per 10 spaces |
| | Entertainment Event, Major | Alternative | N/A |
| | Entertainment Event, Minor | 1 per 3 persons of max. capacity | N/A |
| | Golf Course | 4 per green | N/A |
| | Hotel, Motel | 1 per guest room, plus associated uses <u>4 additional spaces</u> | N/A |
| | Indoor Commercial Shooting Range | Alternative | N/A |
| Office | Office - General business, government, professional, medical or financial | 1 per 300 s. f. | 1 per 10 spaces |
| | Office, Laboratory, scientific or research | Alternative | 1 per 10 spaces |
| | Recreation, Commercial Recreation or Entertainment Facilities | Alternative | N/A |

¹ Parking may be increased for religious institutions that are found by the Director of Public Works to generate vehicle traffic in higher volumes than typical religious institutions.

² More than 4 drive-up lanes may be requested with a Conditional Use Permit.

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| Sales & Service | Amusement, commercial indoor | 1 per 500 s.f. | 1 per 10 spaces |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------|
| | Animal clinic or pet hospital | 1 per 250 <u>300</u> s.f. | 1 per 10 spaces |
| | ATV's, Motorcycle, and Snowmobile sales, service and rental | 1 per 400 s.f. of floor area | N/A |
| Category | Specific Uses | Number of Spaces Required | |
| | | Minimum | Bike |
| | ATV's, Motorcycle, and Snowmobile sales, service and rental | 1 per 400 s.f. of floor area | N/A |
| | Automobile sales & rental | 1 per 400 s.f. of floor area | N/A |
| | Automobile sales, small dealership | 1 per 400 s.f. of floor area | N/A |
| | Automobile Repair | 3 per service bay | N/A |
| | Automobile Service | 2 per service bay | N/A |
| | Bar/Tavern | 1 per 200 <u>250</u> s.f. | 1 per 10 spaces |
| | Car Wash | Stacking per Table 17.31.070 | N/A |
| | Dancehall or nightclub | 1 per 3 persons at max occupancy | 1 per 10 spaces |
| | Fitness Center | 1 per 300 <u>500</u> s.f. | 1 per 10 spaces |
| | Garden shop, plant sales, nursery | 2 per 1,000 s.f. of storage area plus office area | 1 per 10 spaces |
| | Gas Station/Convenience Store | 1 per 250 s.f. | 1 per 10 spaces |
| | General Sales/Service. Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods | 1 per 250 s.f. | 1 per 10 spaces |
| | Grocery store | 10 per 1,0 <u>500</u> s.f. | 1 per 10 spaces |
| | Kennel | 1 per 400 <u>500</u> s.f. | N/A |
| | Mobile Home & RV Sales | Alternative | N/A |
| | Mortuary, Funeral Home | 1 per 400 s.f. | N/A |
| | Package liquor store | State law preempts local zoning | |
| | Racquet, swim or other recreation club, private Indoor | 1 per 300 <u>500</u> s.f. | 1 per 10 spaces |
| | Restaurant, General | 1 per 150 s.f. of dining area | 1 per 10 spaces |
| | Restaurant, Fast-Food | 1 per 75 s.f. of customer service and dining area or 1 per 150 s.f., whichever is greater, plus stacking per Table 17.31.070 | 1 per 10 spaces |
| | Sales and Service, footprint greater than 100,000 sq. ft. (Big Box) | 1 per 500 s.f. | 1 per 20 spaces |
| | Storage, Commercial (Self Storage) | Alternative | N/A |
| | Studio, photographer, artist, music, dance, and drama | 1 per 300 s.f. | 1 per 10 spaces |
| | Theater | 1 per 3 persons at max occupancy | 1 per 10 spaces |

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| Category | Specific Uses | Number of Spaces Required | |
|---------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------|
| | | Minimum | Bike |
| Industrial Uses | | | |
| | Contractor supply with or w/o outdoor storage | 1 per 400-500 s.f. | N/A |
| | Crematorium | Alternative | N/A |
| | Impound and Tow Lot | Alternative | N/A |
| Industrial Services | Industrial Services | 1 per 1,000 s.f. | N/A |
| | Industrial machinery and equipment sales and service | 1 per 2,500 s.f. | N/A |
| | Lumberyard | 1 per 1,000 s.f. plus retail sales area | N/A |
| Manufacturing, Assembly or Production | Manufacturing, processing, fabrication, packaging, or assembly of goods | 1 per each employee of largest shift | N/A |
| | Manufacturing, Light | 1 per each employee of largest shift | N/A |
| | Truck Stop | Alternative | N/A |
| Warehouse and Freight Movement | Warehouse, Freight Movement | 1 per 2,000 s.f. gross floor area | N/A |
| | Waste Related Uses | Alternative | N/A |
| | Welding/Machine Shop | 1 per 500 s.f. | N/A |
| | Wholesale Sales and Service | 1 per 250-300 s.f. office space & 1 per 2,000 s.f. of gross warehouse floor area | N/A |
| | Wrecking or Salvage Facilities, enclosed | Alternative | N/A |
| | Wrecking or Salvage Facilities, open | Alternative | N/A |
| Other Uses | | | |
| | Aviation, Bus, Rail Passenger Terminals | Alternative | N/A |
| | Detention Facilities | Alternative | N/A |

§17.31.050. Alternative Parking Plan

An Alternative Parking Plan is a proposal to vehicle parking needs by means other than providing parking spaces on-site in accordance with the ratios established in this chapter. Proponents who wish to deviate from the minimum off-street parking requirements shall secure approval of an Alternative Parking Plan, in accordance with the standards of this section.

A. Procedures.

1. Plan Contents. An alternative parking plan shall detail the type of alternative proposed and the rationale for such a proposal. Plans shall be prepared by a professional licensed by the State of Utah.

2. Review and Approval.

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- a. The Director is authorized to review and act on Alternative Parking Plans if the plan proposes a reduction or increase of no more than fifteen percent (15%) in off-street parking spaces.
 - b. Alternative Parking Plans proposing a reduction or increase of more than fifteen percent (15%) requires approval through the Track 2 review process.
3. A parking study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) Parking Generation Manual, or other acceptable estimates as approved by the Department of Public Works, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, location, or parameters of the use that may be estimated to parking requirements.
4. The study shall document the source of data used, and methods used to develop the recommendations. After reviewing the parking study, the Director and the Department of Public Works shall establish a minimum off-street parking standard for the proposed use.
5. Recordation of Approved Plans. A copy of an approved Alternative Parking Plan shall be submitted to the County Recorder's office for recordation. An Alternative Parking Plan may be amended by following the same procedure required for the original approval.
6. Appeals of the decision may be made to the Land Use Appeal Board in accordance with the procedures of Chapter 17.50.
- B. Transportation Management Program.
- The Director may authorize an alternative to the number of required off-street parking spaces for developments or uses that institute and commit to maintaining a Transportation Management Program, in accordance with the standards of this section.
1. Required Study: The applicant shall submit a study that clearly indicates the types of transportation management activities and measures proposed.
 2. Posting and Distribution of Information: The distribution and posting of information from transit agencies and other sources of alternative transportation shall be a minimum requirement of this subsection.
 3. Transportation Management Activities: There is no limitation on the types of transportation management activities for which reductions may be granted from otherwise required off-street parking ratios. The following measures will serve as a guide to eligible transportation management activities:
 - a. Transportation Coordinator: The appointment of a Transportation Coordinator with responsibility for disseminating information on ride-sharing and other transportation options may be cause for a reduction in otherwise applicable off-street parking requirements. In addition to acting as liaisons, Transportation Coordinators shall be available to attend meetings and training sessions with the City or transit providers.
 - b. Off-Peak Work Hours: Employers that institute off-peak work schedules, allowing employees to arrive at times other than the peak commute periods as defined by the City Engineer, may be eligible for a reduction in otherwise applicable off-street parking requirements.
 - c. Preferential Parking: The provision of specially marked spaces for each registered car pool and van pool may be cause for a reduction in otherwise applicable off-street parking requirements.
 - d. Financial Incentives: The provision of cash or in-kind financial incentives for employees commuting by car pool, van pool and alternative

transit may be cause for a reduction in otherwise applicable parking requirements.

C. Off-Site Parking.

Required parking may be located off-site, if approved as a part of an Alternative Parking Plan and in compliance with the following standards:

1. Location. Off-site parking shall be located within a 600-foot radius from the use served. Off-site parking spaces may not be separated from the use served by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway or other traffic control or safety device is provided.
2. Agreement for Off-Site Parking. Off-site parking requires a written agreement that shall run with the land and which shall be recorded. A signed, notarized copy of the agreement between the owners of record shall be submitted to the Director for review and approval. Recordation of the agreement shall take place prior to the issuance of a building permit for any use to be served by the off-site parking area. An off-site parking agreement may be eliminated only if the required off-street parking spaces are provided in conformance with the provisions of this chapter and as approved by the Director.

D. Shared Parking.

Developments or uses with different operating hours or peak business periods may share off-street parking spaces if approved as part of an Alternative Parking Plan and if the shared parking complies with all of the following standards:

1. Location. Shared parking spaces shall be located within a 600-foot radius of all uses served,
2. Shared Parking Study. A parking study prepared by a professional appropriately licensed by the State of Utah shall be submitted to the Director that clearly demonstrates the feasibility of shared parking. At a minimum, the study shall address the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
3. Agreement for Shared Parking. A shared parking agreement shall be enforced through written agreement among all owners of record. A signed, notarized copy of the agreement between the owners of record shall be submitted to the Director for approval prior to recordation. Recordation of the agreement shall take place prior to the issuance of a building permit for any use to be served by the off-site parking area. A shared parking agreement may be revoked only if required off-street parking spaces can be otherwise provided, in conformance with the provisions of this Chapter.

§17.31.060. Findings

Excess parking may be approved upon substantiating the following findings:

- A. Demand for excess parking is ongoing and not based on a peak day, holiday or seasonal event;
- B. Unique parking needs do not allow necessary parking to be reasonably provided based on the requirements of this Chapter; and
- C. A Performance Landscape Plan has been submitted which demonstrates that the site can accommodate additional landscaping to compensate for and mitigate the impact from additional stalls.

§17.31.070. Vehicle Stacking Capacity in Drive-Through Lanes

Based on specific site requirements and business operations, Table 17.31.070 shall be used as a guide for the recommended stacking capacity.

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A. Standards for Design and Layout for Drive-through Facilities.

Required stacking spaces are subject to the following design and layout standards:

1. Stacking space shall be a minimum of 8 feet by 16 feet in size;
2. Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of off-street parking spaces; and
3. Stacking spaces shall be separated from other internal driveways with raised medians, as deemed necessary by the City Engineer for traffic movement and safety.
4. Stacking space for at least four (4) vehicles shall be provided between the order box and the pick-up window.

§17.31.080. Residential Parking

A. On-site Parking Requirements.

Except as specifically stated in this Chapter, required off-street parking spaces shall be located on the same lot as the primary use.

B. Residential Zoning Districts.

1. Parking shall not be located within the front setbacks.
2. For attached dwelling units, parking (not located within an attached garage) shall be separated from the dwellings by a landscape area. No parking shall be located between the street and the structure.
3. If there are no conforming locations on a lot for parking in residential districts, a parking pad may be situated in the side setback, if it is no closer than two (2) feet to the adjoining property line. No carport, canopy, or cover shall be permitted.

Table 17.31.070: Minimum Stacking Lanes, Number of Vehicles

| Activity Type | Minimum Stack | Measured From |
|----------------------------------|---------------------------------------------------|------------------|
| Bank teller lane | 3 per lane | Teller or Window |
| Automated teller machine | 3 per machine | Teller |
| Restaurant drive-through | 8 | Order Box |
| Car wash stall, automatic | 6 | Entrance |
| Car wash stall, self-service | 1 | Entrance |
| Other | Determined by Public Works based on Traffic Study | |
| Convenience store drive-thru | Prohibited | |
| Gasoline pump island | 30 feet from each end of pump island | |
| Gasoline Station with drive-thru | 2 per lane | Window |

C. Heavy Vehicle Storage in Neighborhood Residential Districts.

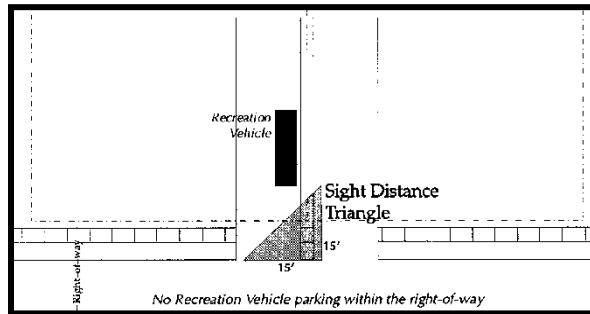
The parking or storage of any commercial truck or truck trailer is prohibited in Neighborhood Residential Districts except when located outside of front yards, minimum setbacks, and public rights-of ways. A commercial truck or trailer may be parked within a residential garage in a Neighborhood Residential District. In no case shall a commercial truck or trailer be stored or parked between a street and primary structure. This prohibition does not apply to vehicles making deliveries or pick-ups.

D. Parking of Recreational Vehicles within a Private Driveway.

The parking or storage of a Recreational Vehicle is prohibited in Neighborhood Residential Districts except when located outside of front yards, minimum front

setbacks, and public rights-of ways. In no case shall a Recreational Vehicle be stored or parked between a street and primary structure. This prohibition does not apply to a Recreational Vehicle being prepared for travel or use elsewhere, and is limited to a period of time not exceeding 24 hours. No recreational vehicle shall be parked within the public right-of-way, or if there is an adjoining driveway, no recreational vehicle shall be parked in a sight distance triangle of fifteen (15) feet from the front property line (see Figure 17.31.080.D).

Figure 17.31.080.D: Recreation Vehicle Sight Distance Triangle Established



§17.31.090. Commercial and Industrial Parking

A. Off-street Parking Requirements.

All commercial and industrial developments shall provide adequate off-street parking except as noted below:

1. In the Town Center districts where there is parking, businesses may provide parking at off-site locations in conformance with this Chapter.
2. Within the Town Center districts, no additional parking shall be required when expanding within the walls or on to the roof of an existing building whenever the property is abutting public parking.
3. Businesses in any zone may contract or lease offsite parking or obtain parking easements at locations conforming to the requirements of this Chapter.
4. If a right-of-way parking permit has been obtained in conformance with the Logan Municipal Code, the parking identified in the permit shall count or be part of the parking requirements of this Chapter.

B. Location of Parking.

1. Off-street parking shall be located in the side or rear yard areas.
2. Legally existing non-conforming parking lots must meet current landscaping standards upon a change of use or significant change or alteration in layout or design of the parking lot.



The design of this parking structure has been integrated well with the design of the building. The entrance is identifiable, but does not disrupt



Vehicular and pedestrian barriers between properties shall be prohibited. Cross access between properties allows cross inter-property access without placing additional loads on public streets.

C. Driveway Widths.

Maximum driveway width in commercial and industrial zones shall be 52 feet.

D. Parking Lot Design, Access and Circulation. Parking areas shall be designed and maintained as follows:

1. Parking lots and parking spaces shall be designed and maintained in conformance with the standards shown in Figure 17.31.090.D.

2. Parking areas shall be designed to be interconnected with parking areas on adjacent properties as shown in Figure 17.31.090.A. The Director shall require access easements between properties where necessary to provide for parking area connections.

3. In an effort to minimize the number of curbs located along an arterial or collector streets, adjacent properties.

4. Owners of two or more uses, structures, or lots jointly the same access and egress when the uses is presented in the form of deeds, easements, the joint use and recorded with the City of Logan.

1. Driveways shall be identified as a key entry into the site by the use of accent paving, landscaping, or lighting for all new

5. Large parking areas shall be broken up so exceeds three (3) acres. Parking areas may landscape areas with pedestrian access ways streets, or driveways with street-like features of this section, means a raised sidewalk of accessible curb ramps, street trees in planter oriented lighting.

6. Walkways, including those provided with to the following standards illustrated in Figure

a. Except for crosswalks, where a walkway color, texture, or materials make crossings safer and friendlier for pedestrians.

raised 6 inches and curbed along the edge, a walkway abutting a driveway at the same grade as the driveway may be approved if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.

b. Where walkways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area.

c. Walkway and access way surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the City Engineer, and at least five (5) feet wide.

d. Walkways shall comply with applicable Americans with Disabilities Act (ADA) requirements.

7. Compact Parking Spaces. Sites containing 50 or more parking spaces may provide compact parking spaces for a portion of the required parking subject to the following:

a. A maximum of 10% of the total parking requirement may be utilized as compact parking;

b. Compact parking stalls shall measure not less than 8 feet 6 inches wide and 16 feet deep; and



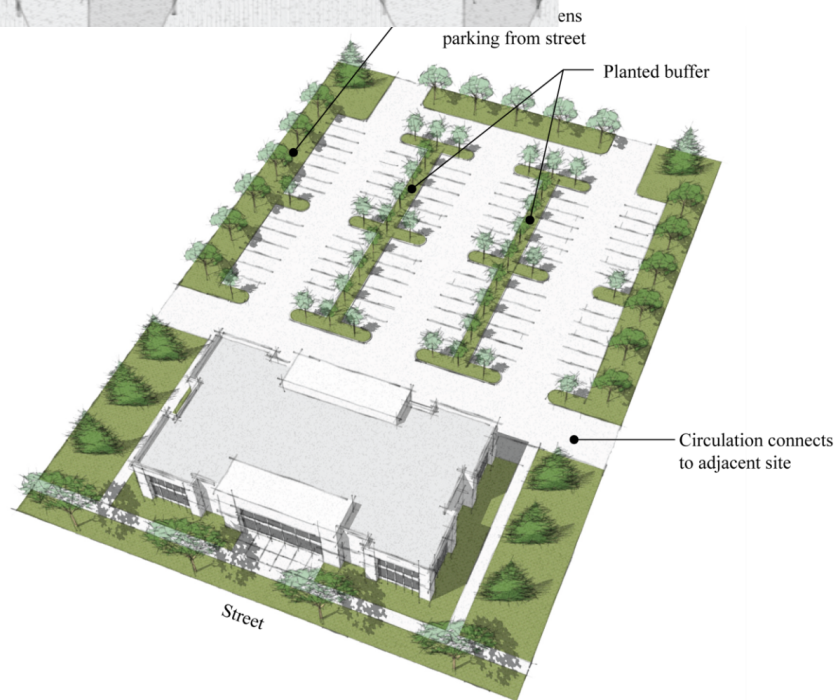
Distinguishing pedestrian crossings with a change in color, texture, or materials make crossings safer and friendlier for pedestrians.

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as

Figure 17.31.090.C: Pedestrian Walkway Detail (Typical)

Compact .

Figure 17.3**Figure 17.3**

Reductions in Parking Requirement.

The Director may reduce the minimum parking requirements for commercial uses based on the following:

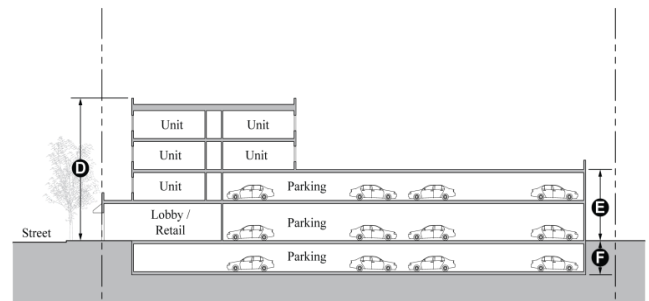
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1. The project may be eligible for a 15% reduction in required parking if the property is within 660 feet of an existing or planned CVTD transit stop; and
 2. The project may be eligible for a 25% reduction in required parking if the property is located within the Town Center or Mixed Use zoning districts.
- F. Structured Parking Requirements.
1. Parking structures shall comply with the design requirements of Chapter 17.12.020;
 1. Parking structures in any of the Corridor's and District's, excepting TC-1, fronting a public right of way shall include a commercial component on the street facing main level of not less than 20% of the first floor's gross floor area. Parking structures in the TC-1 zone fronting a public right of way shall meet the minimum TC-1 ground floor commercial requirements;
 2. Top deck lighting on a parking structure shall consist of low profile wall and bollard lighting wherever feasible. Pole lighting on the top deck shall be set back from the edge a distance equal to the proposed height of the light poles and shall not be used around the perimeter of the top deck; and
 3. Parking structures in the residential zones are required to be located above, below or behind the building (see Figure 17.31.090.D).



Multi-level parking can be effectively integrated into mixed use projects. In this example, retail and offices are located at the street level, parking is in the middle, and apartments and condominiums are on the upper levels.

Figure 17.31.090.D Parking Structure Placement Standards



§17.31.100. Bicycle Parking

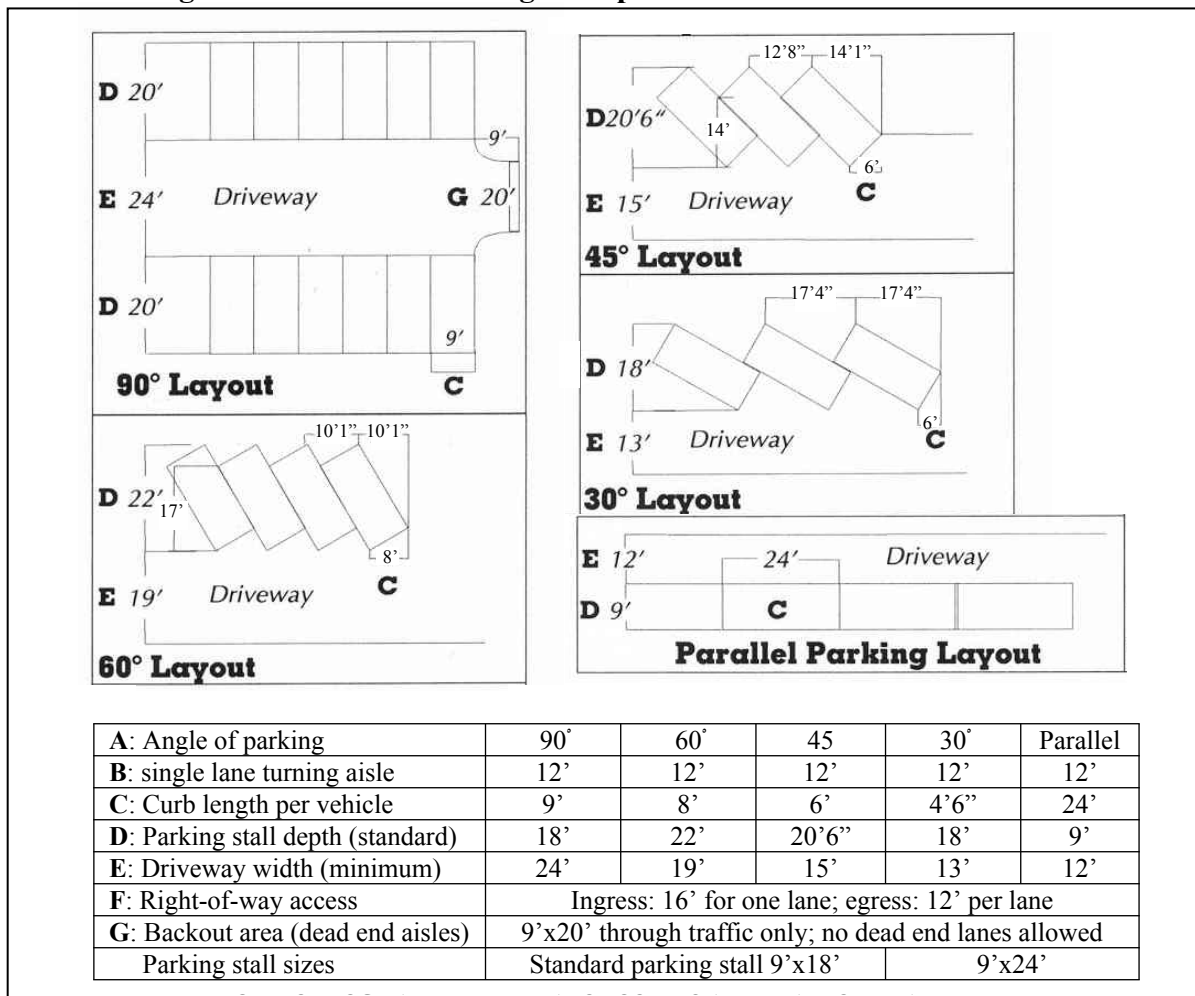
New development or change of use shall install parking for bicycles as required in Table 17.31.040 of this Chapter. Required bicycle parking areas are subject to the following design and layout standards:

17.31: Parking

- A. Bicycle parking shall be provided with racks that allow the frame and one wheel to be locked to the rack with a high security, U-shaped lock.
- B. Racks shall be clearly visible and accessible, and not interfere with pedestrian traffic or other site furnishings.
- C. Parking areas shall be well-lit for theft protection, personal security and accident prevention. Exterior lighting shall meet the standards in Chapter 17.29.190 of the Land Development Code.
- D. Location of bicycle parking shall be separated from vehicle parking and roads with space and physical barriers in order to prevent potential damage to parked bikes and/or vehicles. Bicycle parking shall not be located on sidewalks or in areas that obstruct pedestrian traffic flow.

§17.31.110. Parking for Persons with Disabilities

Off-street parking for persons with disabilities shall be provided in accordance with the Americans with Disabilities Act (ADA) and the Uniform Federal Accessibility Standards.

Figure 17.31.090.E: Parking Lot Specifications and Dimensions

§17.31.120. Use of Required Parking Spaces**A. Use of Parking Areas.**

Required off-street parking areas shall be used solely for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the storage of vehicles, boats, motor homes, campers, mobile homes, or building materials.

B. Use of Parking Areas for Temporary Events and Sales.

1. A portion of a parking lot that allows at least 75% of the remaining legal parking spaces to be used for parking in conformance with the standards of this Chapter may be set aside for a temporary event, such as a “tent sale,” “sidewalk/parking lot sale,” or other permitted activity. These events may not exceed seven (7) consecutive days while not occurring more than once each calendar quarter, or may not exceed two consecutive days while not occurring more than three times each calendar quarter.

2. The property owner and operator of the licensed business at the location are jointly responsible for ensuring that events blocking parking lots do not result in unsafe traffic or circulation conditions and ensures adequate fire and emergency vehicle access. The Police Chief, Fire Chief or their designee may order the event cancelled and removed without hearing or notice if found that the arrangement of the temporary event or sale interferes with safe flow of traffic or emergency access to a site.

3. The property owner, business licensed at the site, and entity responsible for the event are jointly responsible for ensuring there is adequate parking at the event site. The use of public right-of-way for event parking is prohibited. Parking arrangements may be made for use of adjoining or nearby parking areas within a 600-foot radius, with a written copy of the agreement filed with the Director at least 2 working days prior to the event.

C. Long-Term Vendors Located in Parking Lots.

1. A business license for the temporary long-term use of a parking lot for a vendor (example and not limited to: Christmas trees, fireworks, snow cone sales, ice cream sales, seasonal food sales) located in the parking lot for more than seven (7) consecutive days may be permitted by the Director provided that a copy of a written agreement for use of the parking area is submitted prior to the establishment of the use.

2. A site plan showing the location of the facility and an indication of the total number of existing spaces in the parking lot and parking to be removed by the vendor.

3. Depending on the design of the parking area and location of the long-term vendor, the Director may require parking spaces in the area of the vendor to be re-stripped for purposes of providing parking and/or accommodating safe traffic flows.

4. A portion of a parking lot that allows at least 95% of the required parking spaces, for general usage, in conformance with current zoning standards may be used by long-term vendors.

17.31: Parking



In urban districts where commercial uses dominate, more vertical screening techniques can be used to reduce the visibility of parking and make sidewalks friendlier for pedestrians.

D. Temporary Vendors on Undeveloped Sites.

The use of undeveloped sites for parking or sales by temporary vendors shall be prohibited. Temporary vendors may utilize undeveloped portions of appropriately zoned properties provided that the property owner creates an approved right-of-way access, a paved surface for the area as approved by the Director and the City Engineer,

17.31: Parking

parking needed by the vendor, and landscaping. The Director may approve the design and landscaping for temporary vending.

E. Shopping Cart Corrals.

Cart corrals or similar facilities shall not be permitted to replace required parking. New development shall identify cart corral or collection areas on the site plan.

§17.31.130. Access and Driveways

Access and driveways shall conform to the standards outlined in Chapter 17.30.

§17.31.140. Landscaping

A. Landscaping for parking lots shall conform to the standards outlined in Chapter 17.32.

~~B. Parking areas shall include perimeter landscaping and landscaped islands every 20 stalls.~~

~~C. Parking areas shall be divided into smaller lots. No individual parking area may accommodate more than 40 parking spaces.~~

~~D. All parking areas shall be screened from adjoining properties and the public right-of-way with a combination of fencing, berming and/or landscaping.~~

~~E. All new parking areas shall be designed to incorporate Low Impact Development Standards whenever practical.~~



Use berming and landscaping to screen parking.

§17.31.150. Setbacks for Parking

~~Setbacks for parking areas are established by each underlying zoning designation shall conform to the standards outlined in Chapters 17.07, 17.10 or 17.15. Each specific Zoning Designation defines the minimum setback requirements for parking areas.~~

Chapter 17.32: Landscaping

§17.32.010. Purpose and Intent

The purpose of this Chapter is to ensure that the policies of the General Plan related to increasing the attractiveness of the City and enhancing neighborhood character including appropriate landscaping are met. The intent is to promote the importance landscaping has in the overall site design and development process by providing a visual link between the natural and built environments. The City recognizes the aesthetic, ecological, and economic value of landscaping in:

- Improving the visual quality of the City;
- Reducing the rate and volume of storm water runoff;
- Promoting compatibility between land uses and creating buffer areas to help reduce the visual, noise, and lighting impacts from adjoining properties;
- Unifying development throughout the City;
- Promoting the retention of existing vegetation and the restoration of natural communities by re-establishing native plant communities;
- Reducing the visual and audio impacts of automobile-related infrastructure (parking lots, driveways and roads);
- Promoting healthy outdoor recreational activities;
- Reducing greenhouse gases and the negative environmental impacts created from automobiles and development;
- Complimenting the built environment to achieve the principals and goals set forth in the General Plan and Land Development Code;
- Promoting water efficient landscaping that reduces the demand of the City's water resources; and
- Reducing the heat island effect.

§17.32.020. Applicability

These standards apply to all public and private development, new construction, exterior remodeling, enlargement or change of use, unless otherwise specifically stated.

§17.32.030. Exemption

The following are exempt from the standards of this chapter:

- A. Agriculture structures and agricultural uses;
- B. Minor improvements or repairs to existing development that do not result in an increase in floor area; or
- C. Detached single family dwellings on individual lots for a period of one (1) year for the front yard area and a period of two (2) years for the rear yard area beginning at the time the final certificate of occupancy is issued.

§17.32.040. Landscaping

A. Required Landscaping.

Required landscaping shall be installed in all yard areas, along the perimeter of the lot, around buildings, and all other portions of the property not specifically utilized for walkways, driveways, parking, loading, or other functions for which landscaping may not be practical (See Figure 17.32.040.A).

B. Landscaping for Lots Which are Partially Developed.

At the discretion of the decision making body, projects with substantial portions of the parcel area left for future development may be exempt from landscaping the undeveloped portion of the property. If any portion of the undeveloped area of the lot

17.32: Landscaping

fronts a public right-of-way, standard improvements such as curb, gutter, sidewalk and installation of street trees and other appropriate landscaping shall be required at the time of the development.

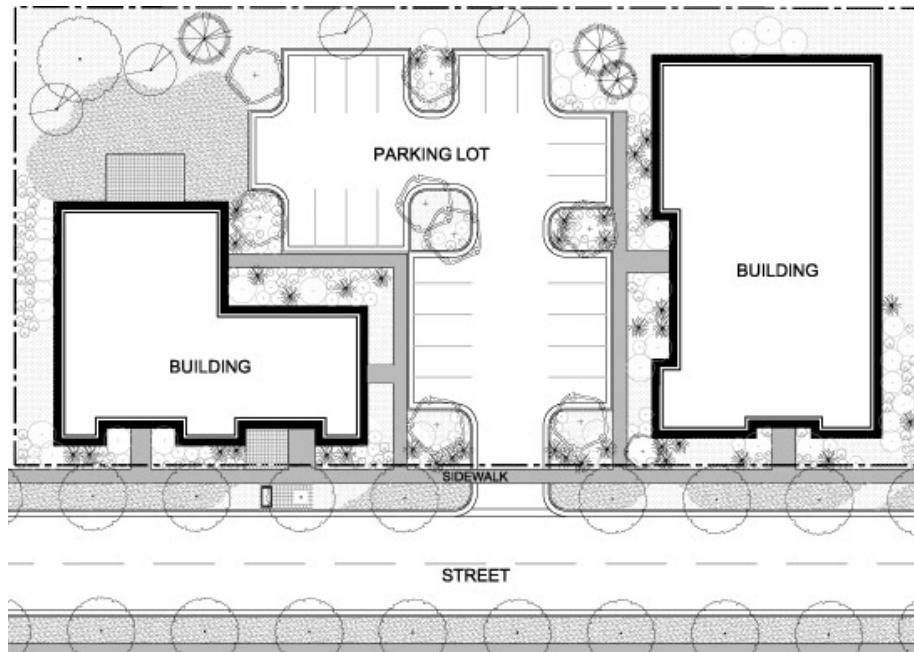
C. Landscaping When Expansion or Additional Development Occurs.

If a parcel with existing development is proposed for additional development, and the expansion results in more than a 10% increase in gross square footage, the decision makers has the discretion to review the landscaping installed on the entire property and may require conformance to the requirements of §17.32.050. If the expansion or redevelopment results in less than a 10% gross increase in square footage, the Director will determine if the property will be required to conform to the landscape requirements of §17.32.050.

D. Landscaping Required for Interior Remodeling That Results in a Change of Use.

Full compliance with this Chapter shall be required when a change of use occurs that results in any modifications to the site and exterior of the structures. Compliance is not required when the use within a structure is changed, there is no change in exterior appearance, and a Design Review permit is not required.

Figure 17.32.040.A: Areas in Commercial and Industrial Development to be Landscaped



§17.32.050. Minimum Landscaping Requirements

Landscaping requirements establish a minimum standard which a property owner may use to design a set of landscape drawings that can be approved and constructed through the City's development process.

A. Commercial, industrial, mixed-use, and multi-family projects shall comply with the following:

1. At least 50% of the required usable open space of the project shall be planted landscape area.
2. Twenty (20) trees shall be required per one (1) acre of gross land.
3. Fifty (50) shrubs shall be required per one (1) acre of gross land.

17.32: Landscaping

4. Plant material shall be placed around the perimeter of the building footprint in a three (3) foot minimum planting strip except for entrances, utilities and where setbacks are less than three feet.

B. Plants selected for landscape areas shall be well suited for Logan's climate and soil conditions. Plants with similar water needs shall be grouped together as much as possible. On slopes greater than 30%, plant material shall be selected to reduce the risk of soil erosion. Native and drought tolerant plant material are encouraged and should be used whenever possible. Projects should have a diverse mix of plant and tree species for disease resistance and visual interest (See Table 17.32.050.D).

C. Mulch is encouraged in non-turf areas to retain water, discourage weed growth and moderate soil temperatures. Weed barrier fabrics shall be a porous material to allow water and air to infiltrate the soils below.

D. Use of Evergreen Trees and Shrubs.

A minimum of 25% percent of the plant material used for the project shall be evergreen trees and shrubs to provide year-round visual interest and dense landscape screening.

Table 17.32.050.D: Species Diversity Requirements

| 11-20 | 2 |
|-------|---|
| 21-30 | 3 |
| 31-40 | 4 |
| 41+ | 5 |

E. Screening.

Loading docks, storage areas, other service areas and blank walls shall be screened as specified in the design review process. Acceptable screening may include a combination of plant material, fencing, walls, earth berms, and vertical landscape elements.

1. Solid waste receptacles, recycling bins, and refuse storage shall be screened from view on three sides by a fence or wall with a minimum height of six (6) feet.

2. The enclosure shall be compatible in material and color with the primary structure on the lot if located within 20 feet of the building. If the enclosure is to be located beyond 20 feet from the structure, the enclosure should be designed to blend in with surrounding landscaping.

3. Waste disposal and recycling receptacles shall be consolidated to reasonably minimize the number of collection sites and to equalize the distance from the buildings they serve.

4. Vertical landscaping, in conjunction with general building design elements, shall be considered as a tool for breaking up long stretches of linear wall planes.

F. Submission of Landscape Plans.

1. All commercial, industrial, mixed-use and multi-family landscape plans shall be prepared and stamped by a Licensed Landscape Architect registered with the State of Utah.

2. Landscape plans shall be submitted prior to, or included with, the submittal for a Building Permit.

3. Landscape plans shall be of adequate size and detail so the decision making body can see the land area to be planted and the appearance of plantings at 75% of mature growth.

17.32: Landscaping

4. Landscape plans and details shall be drawn in a professional manner with credible representations of plant sizes and site features. The decision making body may reject plans which do not accurately depict the site landscaping (see Figure 17.32.050.F).

5. Landscape plans shall be accompanied by a planting schedule that identifies both the common and scientific name of each species. The schedule shall include the size and type of plant material to be installed.

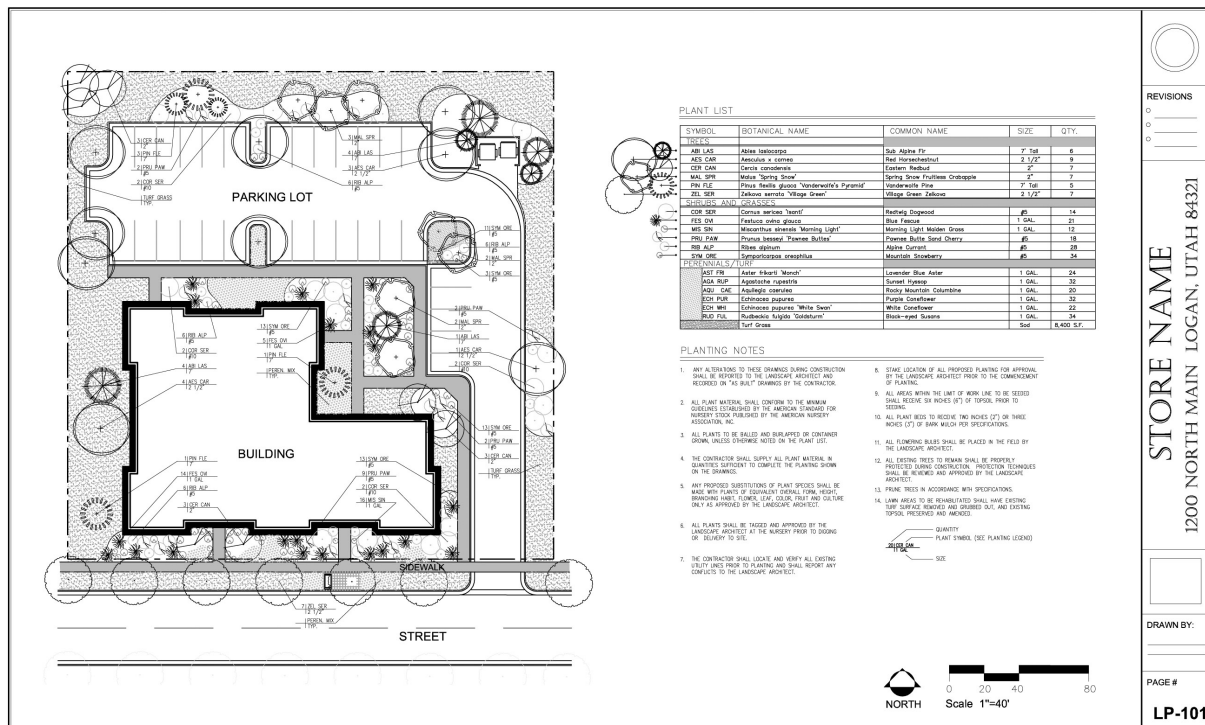
6. Landscape plans shall be drawn to scale and have a north arrow. Site features including buildings, parking lots, streets, existing vegetation, and utilities shall be shown for reference and orientation. Planting details and irrigation specifications are generally not required to be included with the landscape plan unless unique situations are associated with the project requiring further detail.

G. Review of Landscape Plans.

Landscape plans may be approved upon a finding that the plan meets or exceeds the purposes and objectives of this chapter through either:

1. Integrating natural land features or existing vegetation into the proposed development project; or
2. Implementing innovative landscaping and architectural design.

Figure 17.32.050.F: Example of a Landscape Plan



§17.32.060. Landscaping Rights-Of-Way

All public or private streets shall provide a planted landscaped strip (park strip) to City specifications, and be perpetually maintained by the adjacent property owner. Plantings within the right-of-way or park strip will not count towards meeting the minimum landscape requirements of §17.32.050.

17.32: Landscaping

- A. Street trees shall be planted within the parkstrip along both sides of all streets every thirty (30) feet on center. If no parkstrip exists, trees shall be planted adjacent to the roadway edge. Tree size and species shall be approved by the City Forrester.
- B. Residential park strips shall be planted with live plant material to a minimum of 50%. When calculating park strip coverage percentage areas, plants may be measured at mature spread excluding street trees. Shrubs and other plant material located within the park strip should not exceed three (3) feet in height at maturity. Potentially hazardous plant material containing thorns or spikes shall be prohibited in the park strip.
- C. Stone, gravel, mulch, or other decorative hardscape materials shall consist of less than 50% of the parkstrip area. Decorative boulders and similar features shall be less than eighteen (18) inches in height. Poured concrete, asphalt or other similar solid surface paving is prohibited within the parkstrip with the exception of driveway approaches and adjacent commercial uses.
- D. Landscaping and other surface material located within the right-of-way between the edge of the traveled way and the property shall not be used for the storage, sale, display, of merchandise without the written permission of the Director of Public Works.

§17.32.070. Parking Lot Landscaping.

This section establishes minimum landscaping requirements for the perimeter and interior of off-street parking areas. The general purpose of such landscaping is to reduce the visual impact of parking and pavement. Parking lot landscaping may count towards meeting the minimum landscaping requirements.

- A. All off-street parking lot landscaping shall be approved through the Design Review process, and shall not be less than the minimum standards of this chapter.
- B. Parking Lot Perimeter Landscaping.

The parking lot perimeter landscaping requirements apply to all off-street parking lots that are not fully screened from view of adjacent public rights-of-way. Landscape borders shall be used for open space and landscaping. No structures or paving shall be located within the border area, with the exception of walls, walkways or other features incorporated into the landscaping. If adjoining properties share or abut parking lots, the perimeter landscape requirements are waived for the two adjoining sides of each parking lot and the two adjoining parking lots will be calculated as one. All off-street parking areas shall meet the following standards:

1. If the parking lot's front setback is twenty-five (25) feet or more, the border landscape shall conform to the Type "A" ~~Separation~~ separation in ~~figure~~ Figure §17.32.070.B. Border trees shall be planted at an average of thirty (30) feet on center.
2. If the parking lot's front setback is twelve (12) to twenty-five (25) feet, the border landscape shall conform to the Type "B" separation in Figure 17.32.070.B. For Type "B" and "C" separation, shrubs must be planted at an average of three (3) feet on center and small trees shall be planted at fifteen (15) feet on center along the entire border.
3. If the parking lot's front setback is five (5) to twelve (12) feet, the border landscape shall conform to the Type "C" separation in Figure 17.32.070.B. For Type "C" separations, the earth berm shall be a minimum of three (3) feet in height as measured from the nearest street's top back of curb, and in combination with plant material, shall achieve a minimum four (4) foot tall solid screen at installation.

17.32: Landscaping

4. If the parking lot's front setback is five (5) feet, the border landscape shall conform to the Type "D" separation in Figure 17.32.070.B. For Type "D" separations, the wall shall be four (4) feet high and in combination with plant material placed at six (6) feet on center.
5. For parking lots containing twenty-five (25) stalls or fewer, five (5) feet shall be the minimum perimeter border width for the rear and side borders of the parking lot.
6. For parking lots containing more than twenty-five (25) stalls, eight (8) feet shall be the minimum perimeter border width for the rear and side borders of the parking lot.
7. Side and rear parking lot perimeter borders shall be landscaped with plant material covering a minimum of 50% of the total border surface area measured at the plants maturity.

C. Parking Lot Interior Landscaping.

The parking lot interior landscaping requirements apply to all off-street parking lots that contain five (5) or more parking spaces. Only areas specified in figure §17.32.070.C are counted towards a project's interior parking lot landscaping requirements. Interior planting areas are required within all parking lots as specified in this subsection.

1. At least eighteen (18) square feet of interior landscape planting area shall be provided within the interior of an off-street parking area for each parking stall contained within the parking area.
2. Landscaping located within the interior of a parking area shall be evenly dispersed throughout the area. All planting areas shall be protected to prevent damage by vehicles and vehicle overhang.
3. When the number of stalls in a parking area exceeds the number of required parking stalls defined in Chapter 17.32~~1~~ by 125%, the minimum interior parking lot landscaping requirements shall be increased to thirty-six (36) square feet of interior landscaping for each parking space contained within the parking stall.
4. All aisles shall have landscaped areas at each end of the aisle.
5. One landscaped planter area containing at least one (1) tree shall be installed within the interior of a parking area every twenty (20)~~fifteen (15)~~ stalls. Interior parking area landscapes shall have a minimum of 50% plant material coverage measured at plants maturity.

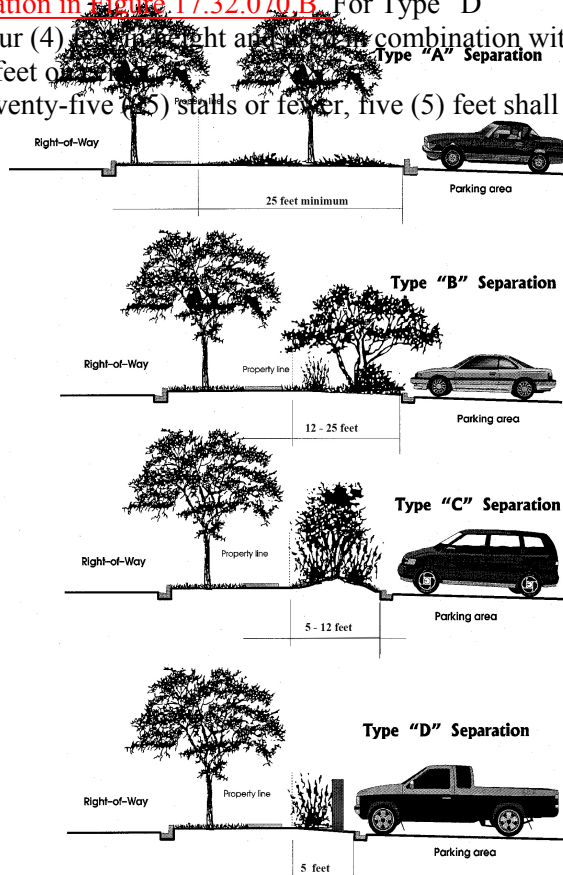
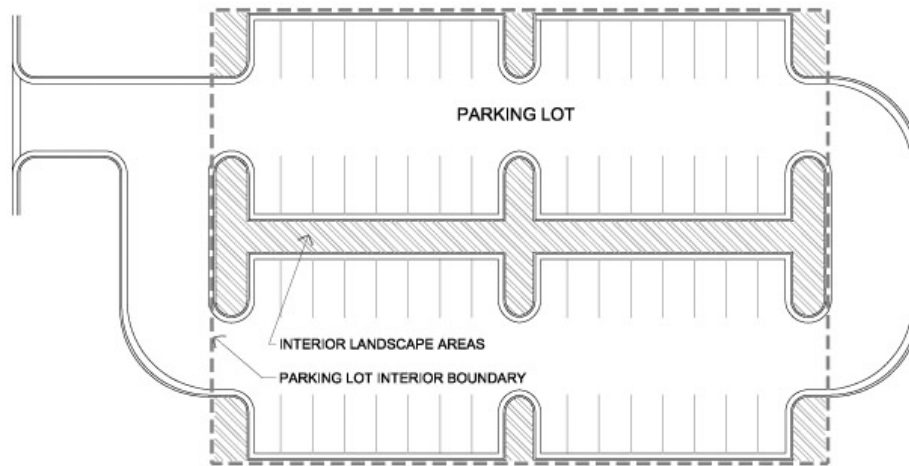


Figure 17.32.070.B: Parking Lot Landscaping Border Options for Separation from Street

Figure 17.32.070.C: Interior Parking Lot Measurement Area**§17.32.080. Installation, Replacement, Occupancy****A. Accepted Practices Required.**

All landscaping shall be installed according to sound nursery practices in a manner designed to encourage vigorous and healthy growth. All landscape material, living and non-living, shall be in place and in a healthy condition prior to the issuance of the final Certificate of Occupancy.

B. Protection of Existing Trees during Construction.

Any trees identified or approved for preservation by the decision making body shall be protected utilizing accepted techniques for protection.

C. Replacement of Dead, Diseased, or Dying Vegetation.

The Director or the City Forester may require that landscaping be replaced in kind if vegetation becomes dead, diseased, or dying. In the event of blight or species-specific diseases, substitution of plants shall be approved by the Director or the City Forester.

D. Temporary Occupancy Requirements.

A Certificate of Occupancy may be issued prior to the installation of required landscaping upon execution of an agreement with the City and acceptance by the City of appropriate surety according to the following:

1. Land development that does not require or is normally utilized without obtaining a Certificate of Occupancy shall have landscaping installed prior to the initiation of any use or occupancy of the facility, structure, or grounds.
2. An agreement for temporary occupancy shall be used only under extenuating circumstances which prohibit the physical installation of landscaping at the time the Certificate of Occupancy is issued. Financial or similar issues shall not constitute extenuating circumstances.
3. Financial surety shall be equal to 110% of the estimated cost of the plant material, irrigation, labor, and materials.
 - a. The amount of the surety shall be calculated from a written cost estimate prepared by an appropriately licensed professional and provided to the City by the developer. If the Director finds that the cost estimates are not within accepted standards for estimating the costs of landscaping installation, the Director shall require that surety be based on accepted estimating practices.

17.32: Landscaping

- b. Each estimate shall be guaranteed valid at the maturity of the surety instrument.
 - c. An irrevocable letter of credit, cash deposit, cashier's check, certificate of deposit endorsed in favor of the City, performance bond issued by a bonding company with an investment grade rating by Moodys or Standard and Poors, or savings account passbook issued in favor of the City shall be acceptable forms of surety.
4. The expiration date of the surety bond shall be determined by the Director at the time the agreement is made. The expiration date shall be appropriate to the project circumstances. If the Surety bond expires, the City shall have the authority to seize the surety and install the landscaping.

§17.32.090. Xeriscaping

Xeriscaping consists of native and drought tolerant plant material placed in conjunction with groundcover or mulch. Xeriscaping is encouraged throughout the city as a way to reduce water consumption. The selection of plant material shall be based on microclimate, exposure and slope of the site. At mature growth plant material should cover a minimum of 30% of the ground. Rocks, hardscape and mulches alone without native and drought tolerant plantings are not considered xeriscaping.

§17.32.100. Irrigation

All landscaping installations shall be required to incorporate an automatic underground irrigation system. Irrigation systems should be designed to conserve water and avoid erosion of soils. Irrigation heads should match precipitation rates for each valve. The irrigation system, when connected to culinary water supplies, shall have backflow prevention assembly(s) installed to prevent contamination of culinary water system. Backflow preventer and installation shall meet current City codes and policies.

§17.32.110. Maintenance of Landscaping and Parkstrips

- A. Landscaping to be Maintained in a Vigorous and Healthy Condition.
 - 1. Regular maintenance of all landscaping to present a healthy, neat and orderly appearance shall be required.
 - 2. Landscaping shall be maintained free from disease, pests, weeds and litter.
 - 3. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance as needed and in accordance with acceptable horticultural practices. Regular and routine maintenance also includes replacing dead, dying and/or diseased trees, shrubs, plants or turf.
- B. Repair and Replacement of Landscaping.
 - 1. Required landscape structures (examples include and are not limited to walls, fences, curbs, planters) shall be maintained in a structurally sound and aesthetically pleasing condition.
 - 2. Required landscape irrigation systems shall be maintained in a sound and working condition.
 - 3. Continuous maintenance of the site as a whole.
- C. Aquifer Protection Areas.

Areas of the City may be designated by the Director of Public Works as "Aquifer Protection Areas." Landscaping within designated areas may have restrictions as to the types of plants, use of chemicals, and other standards imposed for purposes of protecting municipal groundwater quality (See Chapter 17.25 of this Code and Utah State Division of Drinking Water R309-600 "Source Protection Regulations" for additional requirements).

§17.32.120. Landscaping Features are a Part of the Overall Approval

Trees, shrubs, fences, walls and other landscape features depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details. The landowner, heirs, successors in interest, lessees, or agent, shall be jointly and severably responsible for installation, maintenance, and upkeep as specified in this Title.

§17.32.130. Exceptions

- A. The decision making body may allow for exceptions or deviations to the requirements of this Chapter if it is found that the site development, location of existing landscaping, or other physical factors make it impracticable to achieve compliance with the provisions of this Chapter.
- B. Exceptions, or methods of alternative compliance, may include the following:
 - 1. Planting of street trees and public right-of-way landscaping in the general vicinity of the subject property;
 - 2. Financial contributions related to the approximate value of onsite landscaping materials and labor into a trust fund to be established for public landscaping in the neighborhood in which the subject property is located;
 - 3. City approved purchase and installation of other landscape or streetscape amenities, such as and not limited to benches, lighting, public art, access paths or sidewalks;
or
 - 4. Any other landscaping related options that would further the intent of this Chapter.

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APPLICATION FOR PROJECT REVIEW

| | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------|------------------------------------------------|------------------------------------------------|
| For Staff Only <input type="checkbox"/> Planning Commission | | <input type="checkbox"/> Land Use Appeal Board | | <input type="checkbox"/> Administrative Review |
| Date Received 7/2/21 | Received By | Scheduled Meeting Date Aug. 12 | Zone | Application Number PC 21-044 |
| Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> XX Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other | | | | |
| PROJECT NAME Land Development Code Amendments – 17.31 & 17.32 | | | | |
| PROJECT ADDRESS | | | COUNTY PLAT TAX ID # | |
| AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mike DeSimone | | | PHONE # 435 716 9022 | |
| MAILING ADDRESS LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321 | | CITY | STATE | ZIP |
| EMAIL ADDRESS MIKE.DESIMONE@LOGANUTAH.ORG | | | | |
| PROPERTY OWNER OF RECORD | | | PHONE # | |
| MAILING ADDRESS | | CITY | STATE | ZIP |
| EMAIL ADDRESS | | | | |
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) AMEND CHAPTER 17.31 "PARKING" AND CHAPTER 17.32 "LANDSCAPING" TO UPDATE PARKING REQUIREMENTS FOR USE TYPES, CORRECT DISCREPENCIES BETWEEN THE 2 CHAPTERS, AND CLARIFY APPLICABILITY OF LANDSCAPE BUFFERS FOR PARKING LOTS. | | | Total Lot Size (acres) | |
| | | | Size of Proposed New Building (square feet) | |
| | | | Number of Proposed New Units/Lots | |
| I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner. | | Signature of Property Owner's Authorized Project Representative | | |
| I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above. | | Signature of Property Owner | | |

CITY COUNCIL: WORKSHOP - 9/7/21
HEARING - 9/21/21