d. Ninety degree parking within a parking structure. (Ord 14-06, Adopted 4-23-2014)

e. The minimum garage size for residential development shall be as follows:

Type of Garage	Minimum Width	Minimum Depth	Minimum Square Footage
Single	12 ft	20 ft	240 sq ft
Double	20 ft	20 ft	400 sq ft
Triple	30 ft	20 ft	600 sq ft

C. **Floor Area Defined**. For the purposes of parking requirements, floor area shall be defined as the gross square footage of the building.

15A-24-03   Special Access and Parking Provisions

A. **Alternative to On-Site Parking.**

1. **Off-Site Parking.** Off-site parking may be allowed for the required parking of any new use, structure, or building in any commercial or RM District that cannot be provided on the premises due to the property's size or location according to the following criteria:

    a. The off-site parking must be located on other appropriately zoned property.

    b. The off-site parking cannot be more than 300 feet of walking distance from the nearest point of the parcel.

    c. The adjacent site has excess parking that is not required for their use, or the hours parking is needed will not conflict with the hours of use on the adjacent property.

    d. The applicant shall provide a document to the Community Development Department, signed by the owners of the alternate site and recorded at the Salt Lake County Recorder's Office, that stipulates the permanent reservation of use of the site for said parking.

2. **Temporary Off-Site Event Parking.** Temporary off-site parking for events may be allowed after review and approval of a parking and access management plan by the Planning Commission at a public meeting. Temporary parking is parking established for a fixed period of time with the intent to discontinue such parking upon the expiration of the time period. An occasional event with an expected attendance of less than 500 persons or if the event does not occur more than once a year shall not be subject to the requirements of this Section.

    The applicant will be responsible to make provisions for on- and off-site parking, safe pedestrian routes to and from the off-site parking, transportation to and from off-site parking locations beyond a 5,000 foot (approximately 15 minutes) walking route, entry and exiting methods,

temporary or permanent traffic control methods, and restricting parking in identified areas.

The parking and access management plan must be approved prior to the issuance of a temporary use permit, business license or certificate of occupancy required for the event, project, or use. Upon approval, the parking and access management plan shall be available for public inspection. All approved updates of a parking and access management plan shall be available for public inspection.

The applicant may be responsible to post a guarantee for improvements and implementation of various components of the parking and access management plan.

The parking and access management plan shall be submitted with the application for the project or use and shall:

a. Determine the total number of parking spaces required based upon the land use category less any anticipated mass transit use projection, which may be limited to 15 percent of the total number of required parking spaces unless greater mass transit use is demonstrated.

b. Establish the minimum number of on-site spaces that are required. Specify the number of those on-site spaces that will be reserved for or utilized by employees, VIPs, buses, media, etc.

c. Establish the minimum number of off-site spaces, if any, that are required within a 1,650 foot (approximately 5 minutes) walking route of the site.

d. Establish the minimum number of off-site parking spaces, if any, that are required within a 5,000 foot (approximately 15 minutes) walking route of the site.

e. Establish the minimum number of off-site parking spaces, if any, that are required beyond the 5,000 foot (approximately 15 minutes) walking route of the site.

f. Identify all off-site parking sites potentially available to be used for c, d and e above. Identify methods that the applicant will provide for safe pedestrian routes to and from the parking sites satisfying criteria c and d, above, e.g., wider sidewalks, trails, bridges, permanent or temporary traffic control devices, individuals directing traffic, etc., and methods to provide transportation to and from those sites satisfying criterion e, above, e.g., Trax, UTA buses, shuttle buses, etc., and provide a timeline for the implementation of the identified methods. Each potential off-site parking location shall conform to the parking area development and maintenance requirements in this Section.

g. Identify neighborhoods and other areas that will specifically not be allowed to be part of the calculation of available parking spaces or will be subject to parking restrictions during the event. Identify measures that the applicant will implement to prevent parking within restricted areas, e.g,. signage, security personnel, proposed new parking regulations, etc., and provide a timeline for the implementation of the identified methods.

h. Identify pedestrian exit times and volumes to on-site and off-site parking areas. Identify methods that the applicant will implement to manage the projected volume expeditiously

and safely, e.g., wider sidewalks, temporary or permanent traffic control methods, etc., and provide a timeline for the implementation of the identified methods.

i. Include a traffic study presenting traffic counts, times and circulation patterns for a geographic area encompassing all potential off-site parking sites if required by the City Transportation Engineer. If required, the traffic study shall also present the projected impact of the event on existing traffic counts, times and circulation patterns.

j. Identify the methods the applicant will implement, on vacant or unimproved lots, to control the dust and debris.

k. Identify any permits or approvals necessary from other transportation agencies with jurisdiction over roads or streets affected by the temporary or permanent traffic control measures identified in criteria g, h, and i above.

l. Specify a date by which the applicant must provide the Planning Commission with evidence of availability of off-site parking spaces, safe pedestrian routes, transportation services, measures to prevent parking in restricted areas, and measures to manage entry and exit times and volumes of pedestrians and vehicles.

m. Indicate the time period for which the parking and access management plan will be in effect.

n. Be updated on a yearly basis or as otherwise required by the Planning Commission after the project or event has commenced operation. The Planning Commission shall hold at least one public meeting prior to the approval of any updated parking and access management plan.

B. **Parking Reduction/Increase**.

1. In cases where parking, other than herein required, may be appropriate, the Planning Commission may increase or reduce requirements based upon actual usage of employees and customers, but in no case shall the requirements be increased or reduced by more than 25 percent.

2. At the time of site plan review, a parking plan shall be submitted showing all parking spaces, the overall circulation system, an analysis of the parking demand for the specific land uses proposed, and other justification as necessary for requesting reductions in parking space requirements.

3. Developments may be under parked upon the review and approval of the Planning Commission if justified with a walkable design that demonstrates such and/or where local multi-model transit systems exist or are immediately planned that would help reduce the number of needed parking stalls and automobile trips.

C. **Shared Parking**.

1. **Shared Parking Proposal**. Notwithstanding any other parking requirements provided in this Chapter, when land uses occupy the same lot or adjacent lots, the total number of off-street parking spaces required for each use may be combined and shared. A proposal for sharing off-street parking shall be presented to the Director. If the proposal involves the accommodation of