

ORDINANCE No. 11-15

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON <i>Mayor (votes only in case of tie)</i>		
ROD DART <i>Council member</i>	ABSENT	
RICHARD M. DAVIS <i>Council member</i>	X	
BRANDON B. GORDON <i>Council member</i>	X	
MIKE MENDENHALL <i>Council member</i>	X	
KEIR A. SCUBES <i>Council member</i>	X	

I MOVE this ordinance be adopted: Council member Mendenhall

I SECOND the foregoing motion: Council member Scoubes

ORDINANCE No. 11-15

AN ORDINANCE AMENDING PROVISIONS OF THE MUNICIPAL CODE DEALING WITH ACCESSORY APARTMENTS AND PARKING

WHEREAS, Spanish Fork City regulates accessory apartments and their parking requirements; and

WHEREAS, amendments to those regulations are desired to provide more clarity; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 8th day of April, 2015 and again on the 5th day of May, 2015, where public comment was received; and

WHEREAS, a public hearing was held before the City Council on Tuesday, the 19th day of May, 2015, where additional public comment was received;

NOW THEREFORE, be ordained and enacted by the Spanish Fork City Council as follows:

I.

The following definitions in Spanish Fork Municipal Code §15.1.04.020 are amended or created, and §§15.4.16.120(C) and 15.3.24.090 are hereby amended as follows:

15.1.04.020 Definitions.

Accessory Use or Building: A subordinate use or building customarily incidental to and located upon the same lot occupied by the main use or buildings.

Accessory Apartment: A self-contained dwelling incorporated within an existing owner-occupied structure that is designed as a single-family dwelling and does not substantially alter the structure or appearance of the existing structure.

Funeral Home: The provision of services including storing and preparing human remains for burial, cremation, and arranging, managing, and conducting funerals.

Garage: A building or indoor area with four walls, a roof and at least one door, of which the primary purpose is to provide an enclosed space for parking or storing motor vehicles. Required garages must have an unobstructed area that is at least 9 feet wide by 18 feet deep.

General Plan: The Comprehensive General Plan of Spanish Fork City.

15.3.24.090 Supplementary Regulations.

E. Accessory Apartments

1. This sub-section is established to provide regulations for accessory apartments within single family dwellings in residential zone district(s), where allowed. Accessory apartments may only be allowed by conditional use permit.
2. Requirements for Approval: A conditional use permit may be granted by the Planning Commission for accessory apartments provided that the following requirements are met.
 - a. Only one apartment shall be created within a single family dwelling.
 - b. Permitted on lots 10,000 square feet or larger.
 - c. A garage with space for at least one vehicle and additional space as needed for a total of no less than two (2) parking spaces per unit.
 - d. Register the accessory apartment with City for utility billing.
 - e. The home shall meet all applicable building and fire codes.
 - f. The dwelling is located in an R-1-6 or R-3 zone.

15.4.16.120 Off Street Parking.

C. Parking Requirements by Use:

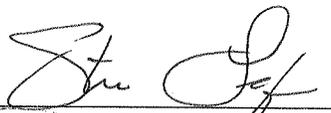
USE	MINIMUM # OF SPACES
Auditorium, Stadium, Public Assembly, Private Clubs, Health Clubs, Theaters	1:100 sq. ft. or 1:5 seats
Auto Repair, Major	1:100 sq. ft.
Auto Repair, Minor	1:300 sq. ft.
Automobile Service Station	1:200 sq. ft.
Banks, Financial Institutions	1:250 sq. ft.
Barber Shop or Beauty Shop	1:100 sq. ft.
Churches	1:5 seats or 90 lineal inches per pew
Child Care Center	1:employee, plus 1:10 children
Home Furnishings, Major Appliances	1:500 sq. ft.
Hospitals	1:bed

Manufacturing/Assembly Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by Planning Director
Motels/Hotels	1:room
Restaurants	1:200 sq. ft.
Banquet/Meeting Rooms	1:200 sq. ft.
Office: General/Professional Medical/Dental	1:300 sq. ft. 1:150 sq. ft.
Indoor Recreation Facility: Amusement Center/Arcades Bowling Alley	1:100 sq. ft. 4:lane
Outdoor Recreation Facility: Golf Course Miniature Golf Course Batting Cages Water Park, Theme Parks	6:hole 2:hole 1:cage To be determined by Planning Director
Residential Single-family	A garage with space for at least one vehicle and additional space so that a minimum of two parking spaces per unit are provided.
Residential Multi-family	A garage with space for at least one vehicle and additional space so that a minimum of two parking spaces per unit are provided. In addition, one guest parking space is required for every three dwelling units.
Restaurant - freestanding	1:100 sq. ft.
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops; additional percentages calculated at rate for each use)	1:250 sq. ft.
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
Schools: Elementary Middle or Junior High High School College Vocational/Technical	2:classroom 3:classroom 7:classroom 10:classroom 1:2 students
Storage Building/Space	0.5 per 1,000 sq. ft. of storage space

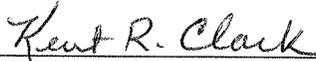
II.

This ordinance becomes effective twenty days after passage and publication.

DATED this 16th day of June, 2015


STEVE LEIFSON, Mayor

Attest:


Kent R. Clark, City Recorder

