

ORDINANCE 2018-_____

AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING STANDARDS FOR OFF-STREET PUBLIC PARKING AREAS AND ESTABLISHING A CAP ON THE TOTAL NUMBER OF OFF-STREET PUBLIC PARKING SPACES IN THE TOWN

Whereas, the Springdale Town Council finds that to protect and promote the Town’s village atmosphere it is necessary to regulate off-street public parking; and

Whereas, the Council finds that an unchecked proliferation of off-street public parking areas will negatively impact the Town’s village character by: negatively impacting the Town’s appearance, reducing the amount of commercial land available for other uses that support the Town’s village character, encouraging more motor vehicle travel and thereby reducing incentives for active transportation and public transportation, and creating more hard surface areas on the ground that increase stormwater runoff and heat island effects, and

Whereas, the Council has determined a cap on the total number of off-street public parking spaces in the Town is necessary to help mitigate the negative impacts of an abundance of off-street public parking as discussed above, and

Whereas, the necessary processes required by State Law and Town Code to amend the land use ordinance have been followed,

Be it ordained by the Springdale Town Council that the following changes are made to Title 10 of the Town Code:

Section One:

The following definition of “Public Parking, Off-street” is added to section 10-2-2:

Off-street parking spaces open to the general public, with or without charge, not required by section 10-23-4 for any other use on the property or developed to support any other use on the property.

Section Two:

Section 10-23-10 is amended to read as follows:

10-23-10: OFF-STREET PUBLIC PARKING:

Where allowed by section 10-7A-2 of this title, an off-street public parking area ~~in which a fee is required for parking~~ must meet the following standards:

- A. Restrooms: ~~A public parking area with more than thirty (30) parking spaces~~Public parking areas must include restroom facilities that are open to ~~patrons~~people parking in of the parking facility. The restrooms must be open and accessible at all times the public parking area is open and operating.

Maintenance, utility charges, and other responsibilities and expenses associated with the restrooms are the responsibility of the parking area owner.

B. Trash And Recycling: The owner of a public parking area must provide trash and recycling receptacles at the public parking area. The parking lot owner or operator must keep the trash and recycling receptacles clean and emptied.

C. Public Parking Lot Size: Public parking areas must provide at least 25 parking spaces, and not more than 100 parking spaces.

D. Integration with Commercial Use: A commercial use complementary to public parking must be developed on the same property as a public parking area, such as retail oriented to visitor needs and convenience, food or drink establishments designed primarily for to go orders, and other similar commercial uses. On-site employee parking spaces, separate from the public parking spaces in the parking area, are required at the rate set forth in section 10-23-4.

E. Maximum Number of Public Parking Spaces: No more than 550 off-street public parking spaces may be developed in the Town. The Director of Community Development shall keep a current inventory of public parking spaces developed in the Town. The Planning Commission shall not accept applications for Design/Development Review of new public parking areas when this inventory shows 550 public parking spaces currently exist in the Town. The Town Council shall reexamine the 550 space public parking limit on a routine basis, but not less than every five years, to determine if this limit needs to be increased or decreased based on current public parking demand.

PASSED AND ADOPTED by the Springdale Town Council the _____ day of _____, 2018. This ordinance shall be effective upon passage and posting.

Mayor Stanley J. Smith

Attest: Town Clerk Darci Carlson