

## CITY OF EAGLE

### CHAPTER 4

#### OFF STREET PARKING AND LOADING; SITE AND BUILDING LIGHTING

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##### 8-4-1: INTERPRETATION OF PROVISIONS:

In the interpretation of this chapter, the following shall govern:

A. Parking spaces for other permitted or conditional uses not listed herein shall be determined by the administrator. Among the factors for determining the number of spaces to be required for a use not listed herein, the administrator shall compare the proposed use with a use which has similar traffic generating characteristics as outlined in the most recent version of the Institute Of Transportation Engineers' "Trip Generation Manual".

B. Fractional numbers shall be increased to the next whole number.

C. All development located within the design review overlay district shall comply in all respects with the site and building lighting requirements established herein. (Ord. 756, 8-23-2016)

##### 8-4-2: APPLICATION OF PROVISIONS:

A. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off street parking and loading spaces have been provided in accordance with the provisions of this title.

B. The provisions of this chapter, except where there is a change of use, shall not apply to any existing building or structure. Where a new use involves no additions or enlargements, there shall be provided as many such spaces as may be required by this title.

C. Whenever a building, structure, or use, constructed or changed in use after the effective date hereof, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces per this title, additional parking spaces shall be provided so that

the existing building, structure, or use, and proposed enlargement or change in use, shall then and thereafter comply with the full parking requirements set forth herein.

D. If more than one use is located on the site, the number of off street parking spaces shall be equal to the sum of the requirements prescribed for each use unless a joint/collective parking facility is approved as provided for in section 8-4-4-3 of this chapter. (Ord. 309, 1-27-1998)

#### 8-4-3: DESIGN AND MAINTENANCE:

A. Paving: The required number of parking and loading spaces as set forth in this chapter, together with driveways, aisles and other circulation areas, shall be improved with material such as asphalt or concrete, to provide a durable and dust free surface. Gravel or dirt surfaces shall not be permitted unless used as part of a home occupation.

B. Drainage: All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways. Drainage plans shall be reviewed and approved by the city engineer and, for any site abutting a public street, such plans shall be reviewed and approved by the Ada County highway district, or highway district having jurisdiction.

C. Access: Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.

D. Maintenance: The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.

E. Compact Spaces: A maximum of thirty percent (30%) of the total spaces provided may be designed, designated and used for compact size vehicles. The minimum standards for compact vehicle spaces and driveways are set forth in subsection 8-4-4-2F of this chapter. Compact spaces shall be located along the perimeter of the parking lot or in those areas most distant from the structure or use being served. Parking areas immediately adjacent to or within close proximity to the building entrances shall be designated for standard (full size) spaces. Compact spaces shall be clearly marked as such on the pavement or curb. Surplus parking spaces (those spaces that exceed the minimum number required by this title) shall also comply with the thirty percent (30%) maximum per total number of spaces permitted for compact spaces. The allowed percentage of compact spaces may only be increased by conditional use approval from the city council. (Ord. 309, 1-27-1998; amd. Ord. 827, 10-22-2020)

#### 8-4-4: ADDITIONAL PARKING REGULATIONS AND REQUIREMENTS:

##### 8-4-4-1: LOCATION OF PARKING SPACES:

A. The following regulations shall govern the location of off street parking spaces and areas:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve.

2. Parking spaces for retail or customer parking for commercial, industrial, or public/semipublic uses shall be located not more than seven hundred feet (700') from the

principal use measured along the sidewalk, or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot.

3. Parking spaces for apartments, dormitories or similar residential uses shall be located not more than three hundred feet (300') from the principal use measured along the sidewalk, or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot.

4. Parking spaces for employee parking on a daily basis where the vehicle is used occasionally, regardless of the nature of employment, shall be located not more than one thousand five hundred feet (1,500') from the principal use measured along the sidewalk, or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot.

5. When off site parking is provided, a directional sign shall be erected on the premises and shall advise the public of the distance and direction to the off site parking area. Any such sign shall conform to applicable requirements of section 8-2A-8 of this title, and at a minimum shall be approved in writing by the zoning administrator prior to installation.

B. No part of any parking area for more than ten (10) vehicles shall be closer than twenty feet (20') to any dwelling unit, school, or hospital or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. If on the same lot with a one-family residence, the parking area shall be located and screened as required by the design review board. (Ord. 309, 1-27-1998)

#### 8-4-4-2: ADDITIONAL DESIGN AND MAINTENANCE REGULATIONS AND REQUIREMENTS:

##### A. Site And Building Lighting:

1. All parking areas shall be illuminated in accordance with the provisions of this chapter.

2. Any lights used to illuminate a site and building shall be arranged to reflect the light away from the adjoining property.

3. Except as noted in subsection A4 of this section, all site and building lighting shall be recessed or shielded to direct all light downward and the source of the light (including the lamp and any nonopaque material/lens covering the lamp) shall not be directly visible by a person of average height standing on the property line of any public right of way, or any private street, or on the property line of any residentially zoned parcel of land or parcel of land used for residential purposes.

4. When historic style light pole fixtures designed such that the portion of the fixture housing the light bulb is to be exposed as a design element of the light fixture (as identified in the EASD book) are approved, shielding shall only be required so the light is not directly visible by a person of average height standing on the property line of any residentially zoned parcel of land or parcel of land used for residential purposes. The light used shall be 3000K maximum LED (or approved equivalent) and the light fixture shall be provided with optics to direct light downward.

5. Light pole fixtures shall have a maximum height of:

- a. Twenty feet (20') for parking lots with less than two hundred (200) spaces;
- b. Twenty five feet (25') for parking lots with more than two hundred (200) spaces but less than five hundred (500) spaces;

- c. Thirty feet (30') for parking lots with more than five hundred (500) spaces;
  - d. Fifteen feet (15') for any pole within fifty feet (50') of a property line of any residentially zoned parcel of land or parcel of land used for residential purposes.
6. Except as otherwise permitted within this title, incandescent lights, two hundred fifty (250) watt maximum high pressure sodium lights, 3000K maximum LED lights (or approved equivalent) shall be the only type of site and building lighting permitted.
7. Metal halide lighting shall be permitted with the following additional conditions:
- a. Light wattage shall be a maximum of three hundred twenty (320) watts.
  - b. The light fixture shall be no higher than seventeen feet (17').
  - c. The design review board shall make the following findings prior to approving metal halide lighting:
    - (1) The lighting shall be harmonious with and in accordance with the general objectives, or with any specific objective of chapter 2, article A of this title;
    - (2) The lighting shall be installed, operated, and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the same area; and
    - (3) The lighting will not be disturbing to existing or future neighboring uses.
  - d. Historic style light pole fixtures designed such that the portion of the fixture housing the light bulb is exposed as a design element of the light fixture (as identified in the EASD book) shall not be permitted to have metal halide lighting.
8. Existing lighting, for a site which is a part of any application, shall be changed to comply with current city code.
9. It shall be the responsibility of the property owner to supply power in perpetuity to all lighting, including streetlights located within the right of way, required by this title.
10. Lighting plans shall be reviewed and approved by the zoning administrator prior to issuance of a building/zoning permit.
- B. Access: Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. This requirement does not apply to public alleyways.
- C. Striping: All parking areas with a capacity over twelve (12) vehicles shall be provided with standard parking space striping between spaces to facilitate the movement into and out of the parking spaces.
- D. Screening And/Or Landscaping: Whenever a parking area is located in or adjacent to a residential district, it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence, or planting screen. Such wall, fence, or planting screen shall not be less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. In the event that terrain or other natural features are such that the erection of such wall, fence, or planting screen will not serve the intended purpose, then no such wall, fence, or planting screen and landscaping shall be required.

E. Wheel Blocks: Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

F. Off Street Parking Design And Dimension Tables:  
STANDARD VEHICLES

Parking angle	45°	69°	90°	Parallel
Width of parking space	9 feet	9 feet	9 feet	9 feet
Curb length per space	13 feet	10 feet	9 feet	23 feet
Length of parking space (measurement to be perpendicular from the curb or front of space if no curb is provided)	15 feet	18 feet	19 feet	23 feet
Width of driveway aisle	13 feet	17 feet	24 feet	12 feet

COMPACT VEHICLES

Parking angle	45°	69°	90°	Parallel
Width of parking space	8 feet	8 feet	8 feet	8 feet
Curb length per space	11 feet	9 feet	8 feet	19 feet
Length of parking space (measurement to be perpendicular from the curb or front of space if no curb is provided)	11 feet	14 feet	15 feet	19 feet
Width of driveway aisle	12 feet	15 feet	22 feet	12 feet

G. Reduction For Planter Overhangs: When a parking space abuts a landscape planter, the front two feet (2') of the required length for a parking space may overhang the planter. (Ord. 309, 1-27-1998; amd. Ord. 756, 8-23-2016; Ord. 820, 12-10-2019)

8-4-4-3: JOINT/COLLECTIVE PARKING FACILITIES:

A. Off street parking spaces required by this chapter for any specific use shall not be considered as providing parking spaces for any other use except where a joint/collective parking facility has been approved pursuant to the following:

1. The applicant shall show that:

a. There is no substantial conflict in the principal operating hours of the building, structure or use for which the joint/collective parking facility is proposed;

b. The peak hours of parking demand from the uses shall not coincide so that the peak demand will be less than the parking required;

c. The shared parking spaces shall serve the uses without conflict;

d. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if a joint/collective parking facility was not requested; and

e. If a public transit system serves the area, the applicant may provide documentation showing that the parking demand will be reduced.

2. The proposed reduction of required spaces, applicable to each use, shall be shown by the applicant.

3. The city may require the applicant to submit survey data, or additional documentation substantiating a request for a joint/collective parking facility.

4. The joint/collective parking facility may be on a site other than the site where the use is located, but shall be located no further than that permitted by subsection 8-4-4-1A of this chapter.

5. The spaces to be provided shall be available as long as the uses requiring the spaces are in operation.

6. The parties concerned in the joint/collective parking facility shall submit a written agreement in a form to be recorded for such joint/collective use, approved by the city attorney as to form and content, and such agreement, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder and copies thereof filed with the zoning administrator prior to issuance of a building/zoning permit, or prior to issuance of a certificate of occupancy, whichever occurs first. The agreement shall include:

a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking;

b. A guarantee among the landowners for access to a use of the joint/collective parking facility;

c. A provision that the city may require parking facilities in addition to those originally approved upon findings by the city council that adequate parking to serve the uses has not been provided;

d. A provision stating that the city council, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the agreement at any time; and

e. Any other information required to be documented on such agreement by the city in an effort to assure compliance with this title.

7. The zoning administrator may permit a maximum reduction in the number of spaces to be provided not exceeding twenty percent (20%) of the sum of the number of spaces required for each use only if the provisions of this chapter have been met. The maximum allowable reduction in the number of spaces to be provided shall not exceed twenty percent (20%) of the sum of the number required for each use served unless a conditional use is approved by the city council.

8. No use shall be continued if the parking is removed from a joint/collective parking facility unless substitute parking facilities are provided. (Ord. 309, 1-27-1998)

#### 8-4-4-4: PARKING DISABLED VEHICLES:

The parking of a disabled vehicle within a residential or commercial district for a period of more than two (2) weeks shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building. (Ord. 309, 1-27-1998)

#### 8-4-4-5: PARKING IN LIEU PAYMENTS:

Within the central business district, as defined by the city of Eagle comprehensive plan, the required number of parking spaces may be met by a cash in lieu payment to the city prior to issuance of a building/zoning permit or certificate of occupancy, whichever occurs first. The fee shall be for the city to provide public off street parking in the vicinity of the use, the maximum distance of which shall not exceed the maximum distance permitted by this title. The fee shall be five thousand seven hundred dollars (\$5,700.00) per space, or such sum as may be adopted by resolution of the city council. In addition to the above fee the owner shall be required to pay an annual per space maintenance fee as shall be determined by resolution of the city council.

The city shall not provide more than twenty (20) spaces for any single use without the specific approval of the city council. When considering in lieu payments the city may set limitations on the number of spaces for which an in lieu fee may be tendered.

All in lieu funds received for reduction of parking spaces under this section shall be placed into a special and separate parking improvement and acquisition account to be used solely for the purchase and improvement of municipal parking lots and structures to be located within the central business district, as defined by the city of Eagle comprehensive plan, and may be for use by the general public. (Ord. 309, 1-27-1998)

#### 8-4-4-6: BICYCLE PARKING:

One bicycle parking space within an approved rack shall be required for each thirty (30) required automobile parking spaces or fraction thereof for office and commercial developments. Multi-family residential developments shall provide one bicycle rack space per each ten (10) units. Bicycle parking racks shall be in a well lit area, and shall be designed in accordance with the parking facility criteria of the "Bicycle-Pedestrian Design Manual For Ada County" as prepared for the Ada County highway district with the exception that bicycle racks do not have to be covered unless required by the design review board, or planning and zoning commission or city council. (Ord. 309, 1-27-1998)

#### 8-4-5: SCHEDULE OF PARKING REQUIREMENTS:

In accordance with subsection 8-4-1A of this chapter, parking spaces for other permitted or conditional uses not listed herein shall be determined by the administrator. Among the factors for determining the number of spaces to be required for a use not listed herein, the administrator shall compare the proposed use with a use which has similar traffic generating characteristics as outlined in the most recent version of the institute of transportation engineers trip generation manual.

For the purpose of this title, the following space requirements shall apply, except that in the DDA and TDA the space requirement listed herein shall be reduced by fifty percent (50%)

for all nonresidential uses and adjacent on street parking shall be included in the minimum requirement:

Type Of Use	Off Street Parking Spaces Required
Type Of Use	Off Street Parking Spaces Required
<b>RESIDENTIAL</b>	
Apartments or multi-family dwellings	For each unit with 2 or more bedrooms - 2 including 1 covered; for each 1 bedroom or studio unit - 1.5 including 1 covered. 0.25 spaces per unit shall be provided for guest parking. Garages shall not be used for household storage and shall be kept available for parking
Boarding houses, lodging houses, dormitories and fraternity houses which have sleeping rooms	1 for each sleeping room or 1 for each permanent occupant, whichever number is greater
Mobile home court (RV)	1 for each trailer/RV space
Mobile home or manufactured home park	For each unit with 2 or more bedrooms - 2 including 1 covered; for each 1 bedroom unit - 1 covered. 0.25 spaces per unit shall be provided for guest parking. Adjacent on street parking spaces on a local street may be credited toward the guest parking requirement
Single-family dwelling (lots less than 15,000 square feet)	2 including 1 covered
Single-family dwelling (lots 15,000 square feet or more)	2
Two-family dwelling	For each unit - 2 including 1 covered
<b>COMMERCIAL</b>	
Ambulance services	1 per 500 square feet of gross floor area; plus 2 enclosed ambulance storage spaces
Artist studios	1 per 1,000 square feet of gross floor area
Auction facility	As required with conditional use permit
Automobile washing facility	1 per 200 square feet of gross floor area of sales, office, or lounge area; plus queue for 3 cars per washing station
Automotive gas station/service shop or fuel islands	1 for each 2 gasoline pumps and 2 for each service bay (spaces in front of bays or pumps shall not be counted)



Automotive, mobile home, travel trailer, and/or farm implement sales	1 per 400 square feet of gross floor area; plus 1 per 500 square feet outdoor display
Automotive repair shop, body shop, or tire shop	1 per 225 square feet of gross floor area
Automotive storage	1 per 500 square feet of gross floor area of office space; plus 1 per 1,000 square feet of gross storage area
Banks/financial institutions	1 for each 200 square feet of gross floor area; plus queue for 4 cars per drive up window
Catering service	1 per 400 square feet of gross floor area
Childcare - family	1
Childcare - group	2
Childcare - daycare center	3 for each classroom but not less than 9 for the building
Churches and other places of religious assembly	1 for each 5 seats
Clinic	1 per 200 square feet of gross floor area
Club or lodge	1 per 100 square feet of gross floor area
Commercial entertainment facilities:	
Auditoriums, sports arenas, theaters and similar uses	1 for each 3 seats
Bowling alleys	3 for each alley or lane, plus 1 additional for each 100 square feet of the area used for restaurant, cocktail lounge, arcade area or similar use
Dance floors, skating rinks	1 per 100 square feet of gross floor area
Outdoor swimming pools, public or community or club	1 for each 4 persons' capacity, plus 1 for each 4 seats or 1 for each 30 square feet floor area used for seating purposes, whichever is greater
Tennis and racquetball clubs	3 per court
Communication facilities	1 per 500 square feet gross floor area
Convenience store	1 per 250 square feet gross floor area;

	plus 1 for each 2 gasoline pumps
Detention facilities	As specified by conditional use permit
Emergency health care	1 per 200 square feet of gross floor area
Emergency services	1 per 500 square feet of gross floor area; plus minimum of 2 enclosed vehicle storage spaces
Equipment rental and sales yard	1 per 400 square feet of gross floor area; plus 1 per 500 square feet outdoor display
Food and beverage sales	1 per 250 square feet of gross floor area
Health clubs, spas, and weight reduction salons	1 per 250 square feet of gross floor area
Home and business services	1 per 400 square feet of gross floor area
Hospitals	1 for each bed
Hotels, motels	1 for each sleeping room, plus 1 for each 2 employees
Kennel	1 per 400 square feet of gross floor area
Laboratories	1 per 500 square feet of gross floor area
Laundromat	1 per 300 square feet of gross floor area
Laundry	1 per 400 square feet of gross floor area; plus queue for 3 cars per drive up window
Maintenance and repair services	1 per 400 square feet of gross floor area; plus 1 per 500 square feet of outdoor storage area
Mortuaries, funeral parlors, and similar type uses	1 per 4 seats
Nursery, plant materials	1 per 500 square feet of outside display/ lathe house/green house area, plus 1 per 250 square feet gross floor area
Nursing/convalescent homes, sanitariums, children's homes, asylums and similar uses	1 for each 3 beds
Offices, business and professional	1 per 250 square feet of gross floor area
Offices, medical and dental	1 per 200 square feet of gross floor area
Pawn shops	1 per 250 square feet of gross floor area
Personal improvement	1 per 250 square feet of gross floor area

Personal services	1 per 250 square feet of gross floor area
Printing and/or blueprinting	1 per 400 square feet of gross floor area
Restaurant with drive-through	1 per 200 square feet of gross floor area; plus queue space for 5 cars for drive up service
Restaurants, dining rooms, taverns, nightclubs, etc.	1 per 150 square feet of gross floor area; plus 1 per 35 square feet dance floor
Retail sales of large items such as furniture and appliances	1 per 500 square feet of gross floor area; in the DDA and TDA 1 per 1,000 square feet of gross floor area shall be required for any such use and on street parking shall be included in the minimum requirement
Retail sales not listed under another use classification	1 per 250 square feet of gross floor area; in the DDA and TDA 1 per 500 square feet of gross floor area shall be required for any such use and on street parking shall be included in the minimum requirement
Riding academies/stables	1 per 4 stalls
Shop, contractors (and/or yard)	1 per 400 square feet gross floor area of shop; plus 1 per 1,000 square feet of gross storage area (indoor and outdoor)
Storage (enclosed building and/or fenced area)	1 per 1,000 square feet of gross storage area
Travel services	1 per 250 square feet of gross floor area
Vet clinic (animal hospital)	1 per 400 square feet of gross floor area
<b>INDUSTRIAL</b>	
Automotive wrecking yard or salvage	1 per 1,000 square feet gross storage area; plus 1 per 300 square feet office or sales area
Industry (custom)	1 per 1,000 square feet gross area used for industrial purposes; plus 1 per 300 square feet office or sales area
Industry (limited)	1 per 750 square feet of gross floor area used for industrial purposes; plus 1 per 300 square feet office or sales area
Industry (research and development)	1 per 500 square feet
Manufacturing facilities and processing plants	1 per 500 square feet gross area used for manufacturing/processing; plus 1 per 300 square feet office or sales area

Warehousing, wholesaling, distribution and storage	1 per 1,000 square feet gross area up to 20,000 square feet plus 1 per 2,000 square feet gross area over 20,000 square feet
PUBLIC/SEMIPUBLIC	
Business, technical and trade schools	1 for each 2 students
Colleges, universities	1 for each 4 students
Cultural facilities	1 per 300 square feet gross floor area; plus 1 per 90 square feet for area for assembly purposes
Elementary and junior high schools	2 for each classroom and 1 for every 5 seats in the auditoriums or assembly halls
Government offices	1 per 250 square feet gross floor area
High schools	As required with conditional use permit
Kindergartens, childcare centers, nursery schools and similar uses	3 for each classroom, but not less than 9 for the building
Libraries, museums and art galleries	1 for each 400 square feet floor area

(Ord. 309, 1-27-1998; amd. Ord. 405, 1-23-2002; Ord. 661, 7-12-2011; Ord. 671, 6-26-2012; Ord. 820, 12-10-2019)

#### 8-4-6: ADDITIONAL LOADING SPACE REGULATIONS AND REQUIREMENTS:

A. Use Of Parking Space To Satisfy Requirements Prohibited: In no case shall the required off street loading berths be part of the area used to satisfy the off street parking requirements.

B. Location: The off street loading facilities required for the uses mentioned shall not project into the public right of way or setback area.

C. Size: The size of an off street loading space shall not be less than the following, exclusive of access platform and loading area:

Width: 12 feet

Length: 35 feet or 65 feet (see subsection E of this section)

Height: 15 feet

D. Access:

1. Convenient access to loading spaces from streets or alleys shall be provided. They shall not be less than twelve feet (12') in width.

2. Design and location of entrances and exits for required off street loading areas shall be subject to review of the administrator.

E. Loading Space Requirements And Dimensions: Off street loading spaces for commercial uses shall be provided in accordance with the following table:

Gross Floor Area (Square Feet)	Quantity And Type <sup>1</sup>
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14,000 - 36,000	(1)B
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36,001 - 60,000	(2)B
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60,001 - 100,000	(2)B and (1)A
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For each additional 75,000 or fraction thereof, an additional type A space will be provided.

1. Type B spaces are 35 feet in length.

Type A spaces are 65 feet in length.

(Ord. 309, 1-27-1998)