

Article 61. OFF-STREET PARKING and LOADING

Sec. 8-5.6101. Applicability.

At the time of the installation, erection, enlargement or increase in capacity of any building; or change in type or expansion of use , there shall be provided the following minimum off-street parking and loading spaces, together with provisions for ingress and egress in accordance with this section.

Sec. 8-5.6102. Number of Parking Spaces Required.

A. On-street parking adjacent to commercial and industrial properties in the C and M Districts may be counted towards the amount of required on-site parking. If provided parking exceeds by 10 percent or more the amount of parking required for the use then orchard parking at a ratio of one tree for each 4 parking spaces shall be installed. Fractional space requirements shall be rounded to the nearest whole space. The following minimum number of parking spaces shall be provided for each use.

Note: "sf." refers to square feet and "gfa." refers to gross floor area.

<u>Residential</u>	<u>NUMBER OF SPACES</u>
One-family residence	2 spaces per unit.
Two-family residence	2 spaces per unit.
Mobile home parks	2 spaces (may be tandem) per unit. Plus 1 space for each 5 units for guest parking.
Multiple-family residences	1 space per studio apartment or 1 bedroom dwelling unit; 1.5 spaces per 2 bedroom dwelling unit; and 2 spaces per 3 or more bedroom dwelling unit. Plus 1 guest space for each 10 units.
Rooming houses, boarding houses, and bed and breakfast facilities	2 spaces, plus 1 space per room for rent.
Second one-family residence in the R-1 District:	
Housing with at least 1 resident required to be 62 years of age or older	1 space.

Containing only 1 bedroom	1 space.
Containing two (2) or more bedrooms	2 spaces.
Senior citizen housing projects	.6 of a space per dwelling unit for those projects restricted to tenants who are either 62 years of age or older, or are handicapped; or Senior citizen congregate care facility parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to, medical offices, shopping areas, transit availability, etc.

Commercial

NUMBER OF SPACES

Amusement/recreational facilities:

Billiard/pool parlor	2 spaces for each table.
Bowling alley	3 spaces for each lane, plus as required for incidental uses (i.e., pro shop, coffee shop, etc.).
Miniature golf course	1 space per hole, plus as required for incidental uses (i.e., food services, game room, etc.).
Movie theater	1 space for each 4 seats.
Tennis/racquetball/health club	1 space for each 400 sf. of gfa., plus 1.5 spaces per tennis court.
Theme/amusement park, recreational, go carts, etc.	To be determined at time of project review.
Video game arcade	1 space for each 200 sf. of gfa.
Automotive related repair shops	1 space for each 400 sf. of gfa.
Bank	1 parking space for each 175 sf. of gfa. or 1 parking space for each employee at maximum employment plus 1 parking space for each 250 sf. of gfa., whichever is greater.

Dance halls, and exhibition halls	1 parking space for each 100 sf. used for assembly, skating or dancing area.
Day care center	1 space for each teacher, plus 1 space for each 400 sf. of the structure used by the children.
Laboratory, medical and dental	1 space for each 400 sf. of gfa.
Mortuaries and funeral homes	1 parking space for each 40 sf. of gfa. for assembly rooms used for services, but in no case less than 10 spaces.
Motels and hotels	1 parking space per unit, plus 1 space for each 2 employees, plus as required for associated facilities.
Office, business	1 parking space for each 300 sf. of gfa.
Office, medical and dental	1 space for each 200 sf. of gfa. or 5 spaces for each doctor, whichever is the greater.
Outdoor sales (auto sales, boat sales, and other uses not contained in a building or structure, except for equipment storage yards)	1 space for each 500 sf. of gfa. for office, showroom, vehicle repair and parts department, plus 1 space per 10,000 sf. of outdoor display area.
Personal services (beauty parlor, barber shop, dog grooming, nail care, tanning salon, massage parlor, etc.)	1 space for each 150 sf. of gfa.

Retail

NUMBER OF SPACES

Food stores	1 space for each 150 sf. of retail floor area, plus 1 space for each 500 sf. of storage, office space, etc.
Large appliance/furniture stores	1 space for each 1,000 sf. of sale floor display area, office, etc., plus 1 space for each 2,000 sf. of warehouse storage.
Retail stores and shopping	1 space for each 250 sf. of gfa., excluding food centers stores, see above.

Retail nursery/garden shop	1 space for each 250 sf. of indoor retail sales area, office, etc., plus 1 space for each 500 sf. of indoor plant display area, plus 1 space for each 2,500 sf. outdoor plant display area.
Restaurant and cocktail Lounges	1 space for each 3 seats, plus 1 space for 50 sf. of dance floor or assembly area without fixed seats. No parking is required for outdoor seating when seats provided equal 50 percent or less of total indoor seating.
Service stations	1 space for every 3,000 sf. of land area.
Schools (business and trade)	1 space for each 150 sf. of gfa., or 1 space per 1.5 students and staff at design capacity, whichever is greater.

Institutional

NUMBER OF SPACES

Churches, stadiums, arenas, assembly halls, clubs and auditoriums	1 parking space for each 4 fixed seats. Where fixed seats consist of pews or benches, seating capacity shall be computed at 20 inches of lineal length for each seat. For those uses without fixed seats, 1 space for each 40 sf. of assembly seating area.
Hospitals	1 space for each bed, plus 1 space for each 300 sf. of area used for office, clinics, testing, research, administration and similar activities associated with the principal use.
Libraries, museums, art galleries	1 space for each 300 sf. of gfa.
Rest homes, residential care facilities for 7 or more individuals, convalescent hospitals, and sanitariums	1 space for each 2 beds.
Schools:	
Nursery/pre-school	1 space for each staff member, plus 1 space for each 10 children.
Elementary/junior high	2 spaces for each classroom.
High School	7 spaces for each classroom.

Community college/university 10 spaces for each classroom.

Industrial

NUMBER OF SPACES

Auto dismantling/junk yards/ 1 space for each 500 sf. of gfa., plus 1 space for recycling centers each .5 acre of gross outdoor use area.

Manufacturing 1 parking space for each 2 workers, based on the work shift with the largest number of expected employees.

Mini-storage facilities 1 space per 300 sf. of office area, plus 4 spaces for customer parking.

Warehouse and wholesale storage 1 parking space for each 2,000 sf. of gfa.

B. Requirements for uses not specifically set forth in the article shall be determined by the Planning Director based upon the requirements for comparable uses.

Sec. 8-5.6103. Handicapped Requirements.

Handicapped parking and accessibility shall be provided in accordance with the standards established by the California State Handicapped Access Regulations.

Sec. 8-5.6104. Design and Dimensional Standards

A. Standard space.

Each parking space shall be a minimum of 9 feet in width and 18 feet in length, exclusive of aisles and access drives. Each parallel parking space shall be a minimum of 9 feet in width and 24 feet in length, exclusive of aisles and access drives. All parking areas shall be completely paved with asphalt or Portland cement concrete surfacing.

B. Compact spaces.

Compact spaces are not permitted for non-residential uses. Parking lots existing on April 1, 1985, and designed to include compact car spaces shall be deemed to contain the number of parking spaces provided, including such compact car spaces, and shall not be required to eliminate compact car spaces upon a change of use or occupancy.

Parking lots in residential districts, containing 6 or more spaces, may have 35 percent of all required spaces, compact. These spaces shall be dispersed throughout the parking lot and marked as compact car parking only.

Each compact parking space shall be a minimum of 7 feet 6 inches in width and 16 feet in length, exclusive of aisles and access drives.

C. One- and two-family residential standards.

1. **Parking in yards** - Vehicle parking is prohibited in any required front or street side yard that is bordered by a residence, except on a driveway leading to required parking. Any driveway leading to a garage, carport or required parking space shall not be less than 20 feet in length measured from the street right-of-way line.

2. **Recreational vehicle parking** - A recreational vehicle may only be parked on the portions of a lot behind the front wall of the residence or, in the case of a corner lot, behind the wall of the residence facing each street or right-of-way. The recreational vehicle shall be screened to a height of 6 feet from view from any public right-of-way. A recreational vehicle used as daily transportation may be parked overnight on recognized parking areas.

D. Multiple-family residential, commercial and industrial uses.

1. **Location** - All vehicular parking and maneuvering areas shall be located on-site. Use of the public right-of-way to exit an on-site parking space is prohibited.

2. **Entrances and exits** - The location and design of all street and alley entrances and exits to off-street parking facilities shall be subject to the approval of the Public Works Director.

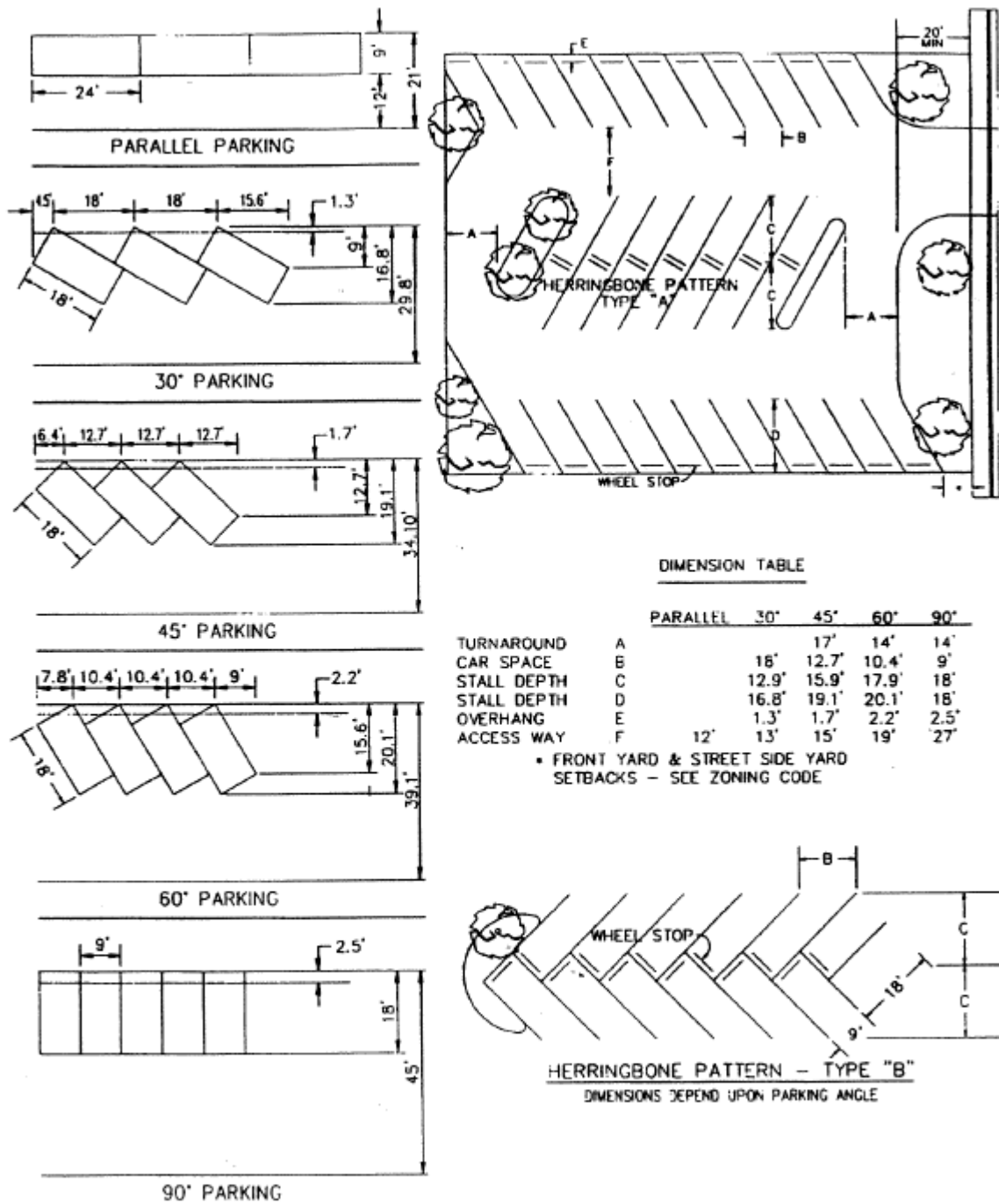
3. **Aisles** - Aisle widths serving off-street parking areas in all districts shall be not less than the following schedule:

- a. For one-way traffic serving 2 or more spaces: 12 feet.
- b. For two-way traffic serving 2 to 4 spaces: 12 feet.
- c. For two-way traffic serving 5 to 8 spaces: 16 feet.
- d. For two-way traffic serving 9 or more spaces: 24 feet.

4. **Overhang** - Parking space lengths, except for parallel spaces, may be reduced by 2.5 feet when the space abuts a minimum 5 foot wide landscaped area bordered by a 6 inch high by 6 inch wide continuous concrete curb or sidewalk a minimum of 2.5 feet wider than the minimum width required by the California State Handicapped Access regulations.

5. **Off street parking layout** - See Figure 61-01 on the following page.

Figure 61-01



**OFF STREET
PARKING LAYOUT**

6. **Shopping cart storage** - When there are businesses that utilize shopping carts adequate close-by temporary shopping cart storage areas shall be provided throughout the parking lots. No storage of shopping carts shall be allowed on walkways outside of buildings.
7. **Surfacing** - All parking areas and accesses to such parking areas, as well as all outdoor sale display areas shall be completely surfaced with asphalt or Portland cement concrete surfacing. Adequate drainage shall be provided in accordance with the requirements of the City Engineer.

Sec. 8-5.6105. Off-Street Loading Areas.

A. Location.

All loading areas shall be located so as to prevent truck back-up maneuvering within any public right-of-way.

B. Size.

Loading spaces shall not be less than 12 feet in width, 40 feet in length, and 14 feet in height, exclusive of aisles and access drives.

C. Screening.

Residential - When adjacent to or across the street from a residential zone district the following standards shall apply:

1. A bermed 15 foot wide street perimeter landscape strip shall be required with sufficient tree and shrub vegetation to produce a 75 percent opaque screen within 5 years of installation. It shall be the responsibility of the owner to maintain such landscaping to ensure adequate sight distance at points of ingress and egress.
2. A minimum 8 foot high masonry wall shall be constructed at the back of the landscape strip required in the subsection 1. above, with design to be approved by the Planning Director.

Sec. 8-5.6106. Joint Use of Common Parking Facilities.

- A. The Planning Commission may grant a use permit (Sec. 8-5.7003) for reduction in the total number of parking spaces when the joint use of a parking facility has divergent needs in relation to user on the basis of non-use by one user during a period of use by another such as during nighttime in relation to daytime hours, or weekdays in relation to Saturdays or Sundays.
- B. Conditions for allowing joint uses.

1. The buildings or uses shall be within 500 feet of the nearest point by walking distance to a parking facility;
2. The applicant shall show there is minimal conflict in the principal operating hours of the buildings or uses for which the joint parking facilities are proposed; and
3. The parties concerned in the joint use of off street parking facilities shall show evidence of an agreement for such joint use by a proper legal instrument. Such instrument when approved as conforming to the provisions of this section shall be recorded in the office of the County Recorder and copies thereof filed with the Building and Planning Departments of the City.

Sec. 8-5.6107. Off-Site Parking.

The Planning Commission may grant a use permit, pursuant to Section 8-5.7003 of this chapter, for off-site parking provided the following conditions are met:

- A. The site is within 500 feet (walking distance) of the use and is not separated from the use by any feature which would make pedestrian access inconvenient or hazardous.
- B. The site on which the parking is located shall be owned, leased or otherwise controlled by the party controlling the use.
- C. The site is surfaced as required by this article and is landscaped in conformance with Article 60 of this chapter.

Sec. 8-5.6108. Required Bicycle Parking Facilities.

A. Amount of bicycle parking spaces required.

Commercial and Industrial

Bicycle parking spaces shall be provided at a rate equal to 3 percent of required auto parking.

Institutional

Elementary schools, middle schools, high schools, and colleges	100 percent of required auto parking.
Cultural/library services, trade schools, business colleges, and commercial schools	10 percent of required auto parking.

B. Requirements for Bicycle Parking Facilities.

1. **Location** - Bicycle parking facilities shall be located on the same lot or building site as the building or use incurring these requirements, or shall be located on an adjacent, contiguous lot. Bicycle facilities shall be located so as to be at least as convenient as the majority of vehicular parking areas, and as closely oriented to adjacent bikeways as possible.

2. **Bicycle Facilities Standards** -

- a. Bicycle parking facilities shall include provisions for storage and locking of bicycles, either in lockers or secured racks or equivalent installations in which the bicycle frame and wheels may be locked by the user. Racks or lockers shall be anchored so that they cannot be easily removed. It is recommended that bicycle facilities be covered and/or located so that they are protected from the elements.
- b. Bicycle racks and lockers shall be designed with respect to safety, convenience, and security.
- c. Bicycle racks shall be designed and located to insure that they relate well to the remainder of the facilities, are architecturally consistent with the site and structures, and are located in the most appropriate location.

3. **Maintenance** -

Bicycle parking facilities as required herein shall be maintained for the duration of the use incurring said requirements and shall not be used for other purposes.

Sec. 8-5.6109. Waiver of On-Site Parking Requirements.

An existing building that lacks adequate required on-site parking and has lost its nonconforming status, may be reoccupied with a permitted use allowed in the district it is located if a use permit (Sec. 8-5.7003) is first secured.

In those cases where a building is to be erected, enlarged, or increased in intensity of use, to a level of intensity similar to neighboring properties, parking standards may be reduced or waived to a level typically found in the vicinity if a use permit is first secured.

In either case a finding must be made that adequate mitigations are proposed or that conditions exist such that neighboring property's on-site parking will not be unduly impacted.

Sec. 8-5.6110. Maintenance.

All required parking facilities including striping, handicapped parking and bicycle parking areas shall be well maintained, and kept free of litter and debris.