

## SECTION 24.13 OFF-STREET PARKING

### 24.13.110 PURPOSE

These regulations are for the purpose of providing convenient off-street parking for vehicles, and are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate space for turning and maneuvering to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

### 24.13.120 GENERAL PROVISIONS (For Dimensions See Section 24.13.160 A)

- A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
- B. For additions or enlargements of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
- C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- D. The requirements of this Ordinance shall apply to temporary as well as permanent uses.
- E. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this Ordinance. However, the facilities being used for off-street parking on the effective date of this Ordinance shall not be reduced in capacity to less than the minimum standards prescribed in this Section.
- F. Projects with unexpired Site Plan Approval or Conditional Use Permits approved prior to the effective date of this ordinance shall meet the requirements of the parking ordinance in effect on the date the Site Plan Approval or Conditional Use Permits were approved.

24.13.120 GENERAL PROVISIONS (continued)

- G. All required off-street parking spaces shall be designed, located, constructed, and maintained so as to be fully usable during workday periods or as needed by the use of the premises.
- H. Where the application of these schedules results in a fractional space, then the fraction shall be rounded to the higher whole number.
- I. The parking requirement for uses not specifically listed shall be determined on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- J. In the calculation of parking requirements for centers, off peak hour uses, from the normal operating hours of the center, shall not be counted toward the parking requirement.
- K. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.

24.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

<u>USE</u>	<u>MINIMUM OFF-STREET PARKING REQ.</u>
A. <u>Administrative and Professional Services</u> as listed in Section 24.05.	1 space/250 sq. ft. of gross floor area.
B. <u>Shopping Centers and General Commercial Uses</u> as listed in Section 24.05.120.B. except as noted below.	1 space/300 sq.ft. of gross floor area.
1. <u>Eating &amp; drinking establishments</u>	1 space/each 5 seats or 1 space/75 sq.ft. of seating area where there are no fixed seats, plus one (1) space per employee
a. <u>Fast food restaurants with in or drive-through</u>	1 space/each 7 seats plus one (1) space per employee and an on-site queue line for at least eight (8) vehicles when drive-through is included

24.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (continued)

USE	MINIMUM OFF-STREET PARKING REQ.
2. <u>Gasoline dispensing and/or automotive service stations</u>	2 spaces plus four (4) for each service bay.
3. <u>Appliance and/or furniture stores</u>	1 space/500 sq.ft. of gross floor area.
4. <u>Hotels &amp; motels</u>	1 space per unit plus 1 space per employee.
a. <u>Retirement hotels</u>	0.6 space per unit plus 1 space per employee.
5. <u>Auto and/or truck and machinery sales and service garages</u>	1 space/800 sq.ft. of gross floor area.
6. <u>Medical &amp; dental offices or clinics, veterinary offices or clinics</u>	1 space/250 sq.ft. of gross floor area.
7. <u>Commercial recreation facilities</u>	
a. Bowling alleys billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site
b. Commercial stables	1 space/5 horses boarded on site
c. Driving range(golf)	1 space/tee plus required parking for any other uses on the site
d. Golf course (regulation)	6 spaces/hole plus required parking for any other uses on the site.
e. Miniature golf	3 spaces/hole plus required parking for any on-site use.
f. Parks (public or private)	To be determined by the City Council
g. Skating rinks	1 space/100 sq.ft. of gross floor area.

USE	MINIMUM OFF-STREET PARKING REQ.
h. Tennis, handball and racquetball facilities	3 spaces/court plus required parking for additional uses on site.
i. Theaters	5 seats (Ord. 684, 08/04)
1. Motion picture	1 space/4 seats plus 1 space for each 60 square feet.
2. Playhouse	1 space/5 seats plus one (1) space per employee.
C. <u>Public and semi-public uses</u>	
1. Day nurseries, day care schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop-off facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the City Council.
2. Convalescent and nursing homes	1 space/4 beds plus 1 space per employee on the highest employee shift.
3. Hospitals	To be determined by the City Council. The applicant shall submit a parking study.
4. Libraries, museums, art galleries	1 space per 1.5 employees plus one space/190 square feet of floor area.
5. Educational institutions, public or private	
a. Elementary and junior high schools	1 space per 1.5 employees on maximum shift
b. Senior High schools	1 space for each 1.5 employees plus 1 space/5 students.

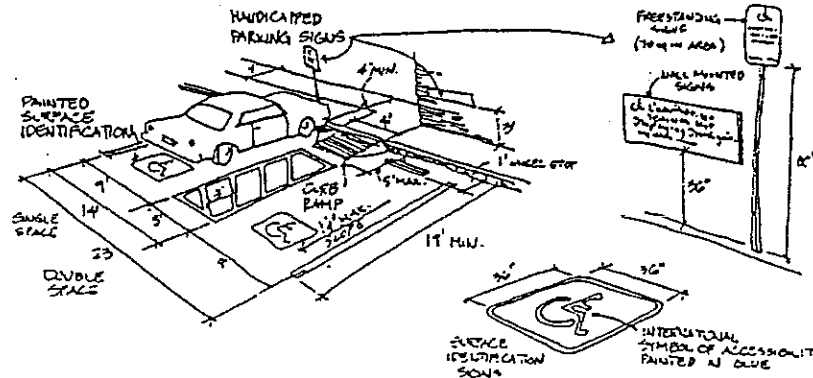
24.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (continued)

USE	MINIMUM OFF-STREET PARKING REQ.
c. Colleges and vocational school	0.5 spaces/faculty member and employee plus 1 space/3 students
d. Churches, convents monasteries, other religious institutions and other spaces of public assembly	1 space/3 seats within the main auditorium or 1 space/45 sq. ft. of gross floor area within the main auditorium where there are no fixed seats.
6. Public Utilities	To be determined by the City Council
<b>D. <u>Manufacturing Uses</u></b>	
1. Manufacturing	1 space/500 sq. ft. of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses.
2. Research and Development	1 space/300 sq. ft. of gross floor area.
3. Storage	1 space/1,000 sq. ft. of gross area for the first 20,000 sq. ft. devoted to storage plus the required parking for square footage devoted to other uses. 1 space/2,000 sq.ft. for the second 20,000 sq. ft. 1 space/4,000 sq.ft. for area in excess of 40,000 square feet.
<i>4. Self-Storage</i>	
E. <u>Single Family Residential, Multiple Family Residential and Mobile Home Parks</u> are indicated in their respective zones.	<del>1 space</del> 2 spaces plus one additional space for every 50 storage units
F. Handicapped parking requirements are established by the State of California. The parking standards contained in this Section are identical to those established by the State at the time of the adoption of this Ordinance. Any future change in the State handicapped parking standards would preempt the requirements given in this Section. Handicapped parking spaces required by this Section shall count toward fulfilling automobile parking requirements.	

**24.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (continued)**

USE	MINIMUM OFF-STREET PARKING REQ.
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1. Residential: One handicapped parking space shall be provided for each dwelling unit that is designed for occupancy by the handicapped.



HANDICAPPED STALL SIZE

2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Number of Automobile Spaces Provided	Number of Handicapped Spaces Required
1 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
over 500	7 + 1 for each 200 additional automobile spaces provided

**G. Bicycle Parking Requirements**

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be a stationary storage rack or device designed to secure the frame and wheel of the bicycle.

USE	MINIMUM BICYCLING PARKING REQ.
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| 1. Administrative and Professional Services over 20,000 square feet of floor area. | 5 spaces |
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**24.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (continued)**

<b>USE</b>	<b>MINIMUM BICYCLING PARKING REQ.</b>
2. Shopping Centers with more than 50,000 square feet of gross floor	1 space/33 automobile parking spaces required area.
3. Eating & Drinking Establishments	2 spaces
a. Fast food restaurants, coffee shops, delicatessens, etc.	5 spaces
4. Medical and dental offices or clinics, veterinary offices or clinics	2 spaces
5. Commercial Recreation	1 space/33 automobile spaces required.
6. Hospitals	4 spaces
7. Churches	4 spaces

**H. Motorcycle Off-Street Parking Requirements**

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with more than 25 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

**24.13.140 OFF-STREET LOADING BERTH REQUIREMENTS**

All commercial and industrial uses, unless specifically exempted by the City Council upon recommendation of the Planning Commission, which have an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

<b>SQUARE FEET OF AGGREGATE GROSS FLOOR AREA DEVOTED TO SUCH USE</b>	<b>REQUIRED NO. OF BERTHS</b>
25,000 sq.ft. up to and including 40,000 sq.ft.	1
40,001 sq.ft. up to and including 100,000 sq.ft.	2
100,001 sq.ft. up to and including 160,000 sq.ft.	3
160,001 sq.ft. up to and including 240,000 sq.ft.	4
240,001 sq.ft. up to and including 320,000 sq.ft.	5
320,001 sq.ft. up to and including 400,000 sq.ft.	6
400,001 sq.ft. up to and including 490,000 sq.ft.	7
For each additional 90,000 sq.ft.	add 1

**24.13.150 PROPERTY DEVELOPMENT STANDARDS FOR OFF-STREET LOADING FACILITIES**

The following property development standards shall apply to all commercial and industrial buildings which are required to have loading facilities. All off-street loading facilities shall conform to the following standards: (See also Section 24.17.130 C)

- A. Each loading berth shall be not less than forty-five (45) feet in length and twelve (12) feet in width exclusive of aisle or maneuvering space, and shall have an overhead clearance of not less than fourteen (14) feet.
- B. Such space may occupy all or any part of any required yard space, except front and exterior side yards and shall not be located closer than fifty (50) feet to any lot in any residential zone unless enclosed on all sides except the entrance by a wall not less than eight (8) feet high.
- C. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.
- D. Each loading berth shall be accessible from a street or alley or from an aisle or drive connecting with a street or alley.
- E. Entrance from and exits to streets and alleys shall be designed to minimize traffic congestion.
- F. The loading area, aisles, and access drives shall be paved so as to provide a durable, dustless surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets or alley.
- G. Bumper rails shall be provided at locations where needed for safety or to protect property.
- H. If the loading area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
- I. No repair work or servicing of vehicles shall be conducted in a loading area.
- J. Off-street loading facilities shall be located on the same site with the use for which the berths are required.



24.13.150 PROPERTY DEVELOPMENT STANDARDS FOR OFF-STREET LOADING FACILITIES  
(continued)

- K. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Ordinance for each use. If more than one use is the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.
- L. Off-street loading facilities for a single use shall not be considered as providing required off-street loading facilities for any other use.
- M. At the time of initial occupancy, major alteration or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading berth requirements. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration, or enlargement.
- N. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.

**24.13.160 PROPERTY DEVELOPMENT STANDARDS: OFF-STREET PARKING**

The following property development standards shall apply to all land, buildings, and uses authorized by the Zoning Ordinance.

**A. General Requirements**

The following are minimums unless otherwise stated:

1. **Parking Space Dimensions**

a. **Residential (in feet)**

- 1. Covered in a garage/carport 10'x 20' ea. space
- 2. Uncovered 9'x 20' ea. space

b. **Parallel parking space** 8.5'x 22' ea. space

c. **Motorcycle parking spaces:** 4 foot by 8 foot

d. **Bicycle parking space:** 2 foot by 6 foot

- e. All others 9'x 20' ea. space
- Compact 8.5'x18.5 ea. space

2. Overall Parking Bay Width	Parking Angle (in degrees)			
	30	45	60	90

a. **Parking bay widths for one-way traffic and double loaded aisles:**

- 1. Standard Stall 43' 50' 56' 64'

b. **Parking bay width for one-way traffic and single loaded aisles:**

- 1. Standard Stall 28' 32' 37' 46'

c. **Parking bay widths for two-way traffic and double loaded aisles:**

- 1. Standard Stall 51' 57' 60' 64'

d. **Parking bay widths for two-way traffic and single loaded aisles:**

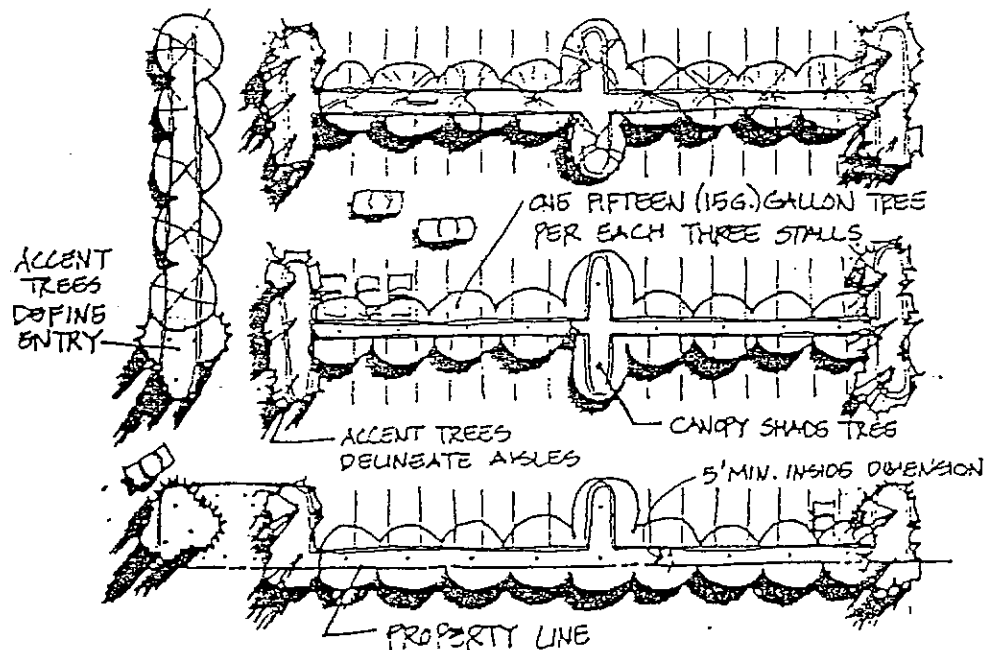
- 1. Standard Stall 36' 39' 41' 46'

**A. General Requirements (cont.)**

3. **Automobile, Handicapped, Motorcycle, and Bicycle:** All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other all-weather surfacing approved by the Director of Planning and subject to current City standards.
4. **Striping and Identification**
  - a. **Automobile:** All parking stalls shall be clearly outlined on the surface of the parking facility.
  - b. **Handicapped:** All handicapped spaces shall be striped and marked according to the applicable State standards.
  - c. **Motorcycle:** All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
  - d. **Bicycle:** All bicycle spaces shall be clearly identified.

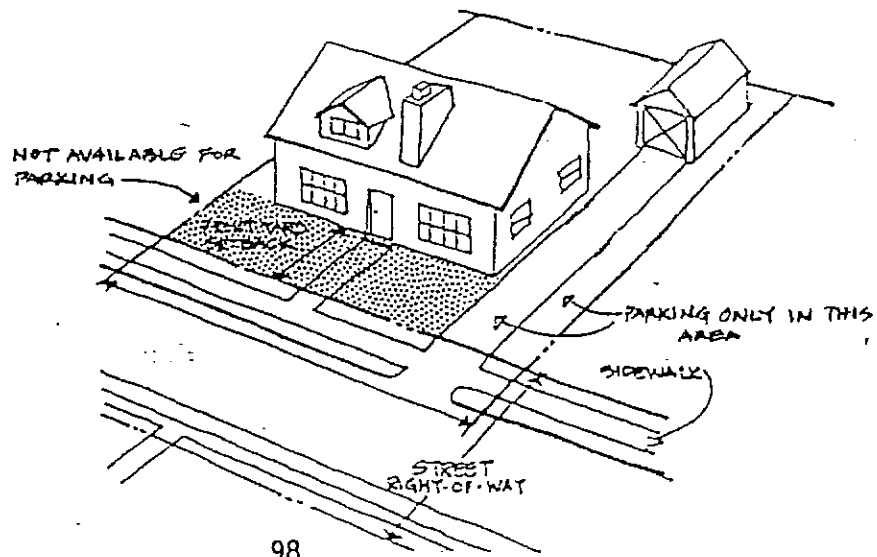
**B. Special Requirements**

1. One (1) fifteen (15) gallon tree, per City specifications, shall be provided for every three (3) parking spaces. Said tree shall be so located to provide shade cover for the vehicles. (See exhibit below).



B. Special Requirements (cont.)

2. Any unused space resulting from the design of the parking area shall be used for landscaped purposes.
3. All parking lot landscaped islands shall have a minimum inside dimension of four (4) feet and shall contain twelve (12) inch wide walk adjacent to parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide portland concrete cement curbing.
4. All landscaped areas shall be irrigated and kept in a healthy and thriving condition free from weeds, debris and trash.
5. All parking facilities shall have lighting as approved on the site plan. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from all property lines and shall be low pressure sodium or currently approved type.
6. All parking facilities, shall be graded and drained so as to provide for the disposal of all surface water on the site.
7. In any R zone except the RC and RA parking of motorized and non-motorized vehicles shall be subject to the following requirements and those shown in the example below:
  - a. No motorized or non-motorized vehicle shall be stored or kept in the front yard as shown below except on land adjacent to the driveway or the driveway.
  - b. If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted in 7a, they must be for the personal use of the resident.



**24.13.170 PERFORMANCE STANDARDS: OFF-STREET PARKING**

- A. All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis pursuant to Section 24.11.110 (Temporary Uses).
- B. All shopping centers that use shopping carts shall provide convenient and safe on-site storage areas for the shopping carts.
- C. Handicap, motorcycle, and carpool parking spaces when required, shall be located within one hundred (100) feet of an entrance to the facility.