

Chapter 18.52: OFF-STREET PARKING

18.52.010 Policy.

- A. In all zoning districts, there shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or increasing of capacity by creating or adding dwelling units, commercial or industrial floor space, or seating facilities, minimum off-street parking space, other than in required front set back, with adequate provision for ingress and egress to the street, in accordance with the requirements of this chapter.
- B. The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner.
- C. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.
- D. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this title.
- E. Use of property in violation of this hereof shall be a violation of this title.
- F. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be unlawful and a violation of this title to begin or maintain such altered use until the required increase of off-street parking or loading is provided.

18.52.020 Plans to be submitted.

- A. Every tract or lot hereafter used as a public or private parking area, having a capacity of five (5) or more vehicles, shall be developed and maintained with all weather asphalt or concrete pavement in accordance with the requirements and standards of this title.
- B. The plan of the proposed parking area shall be submitted to the Director as part of the supporting documentation accompanying the design review application and said plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances required.

18.52.030 Area of spaces.

Each off-street parking space shall have a net area of not less than one hundred forty-three (143) square feet exclusive of access drives or aisles, and shall be of usable shape and condition (see Appendix I, Section 18.52.190). If determined on a gross area basis, three hundred (300) square feet shall be allowed per vehicle.

18.52.050 Curb cuts for access driveways.

- A. Curb cuts for access driveways in residential areas shall be eleven (11) feet for one (1) car garages and twenty-two (22) feet for two (2) car garages.
- B. No more than two (2) curb cuts per lot are allowed.
- C. Circular driveways shall be allowed twenty-two (22) feet of curb cuts for access driveways per lot.
- D. Flag lot access ways are excluded from this provision.

18.52.060 Review and approval of access to facilities.

Access to off-street parking facilities shall be reviewed and approved by the Director. Consideration shall be given to:

- A. Vision clearance area requirements as specified in Section 18.44.080;
- B. Distance from intersections; and
- C. Interior vehicular and pedestrian circulation.

18.52.061 Drainage.

- A. Drainage shall be as approved by the City to accepted engineering standards.
- B. Provisions shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way and abutting private property.

18.52.062 Landscaping.

In order to reduce the visual impact of glare, headlights and parking lot lights and to reduce the area of impervious surfaces, and in order to provide shade, all parking lots and maneuvering areas shall be landscaped.

18.52.065 Carpool and vanpool parking.

New office or industrial development with one hundred (100) or more parking spaces shall designate at least five (5%) percent of the parking spaces for carpool or vanpool parking.

- A. These designated spaces shall be the closest parking spaces to the building entrance normally used by employees, with the exception of handicapped parking spaces.
- B. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only" along with specific hours of use.
- C. Any other use establishing car and vanpool spaces may reduce the minimum-parking requirement by three (3) spaces for each carpool/vanpool space created.

18.52.068 Bicycle parking.

Bicycle Parking shall be required in all multi-family, public and semi-public, commercial and industrial development as well as park-and-ride lots.

- A. The locations of bicycle parking spaces shall be indicated in an off-street parking and loading plan which shall be submitted for review by the review authority during site plan and design review or as otherwise required by City regulations.
- B. Bicycle parking development requirements:
 - 1. Space Size - Each bicycle parking space shall be a minimum of six (6) feet long and two (2) feet wide and be accessible by a minimum four (4) foot aisle.
 - 2. Location.
 - a. All bicycle parking areas shall be within one hundred (100) feet of a building entrance and located within a well-lit area; and,
 - b. All bicycle parking areas shall be located to avoid conflicts with pedestrian and motor vehicle movement
 - 3. Rack Design.
 - a. Bicycle racks must be designed to secure the bicycle frame and at least one (1) wheel, and, accommodate a locking device.
 - b. Racks, lockers or other related facilities shall be securely anchored to the ground or to a structure.

- c. As an alternative, the bicycle spaces can be provided within a secured compound.

4. Access.

- a. Access to a public right-of-way and pedestrian access from the bicycle parking area to the building entrance must be provided.

- b. Areas set aside for required bicycle parking shall be clearly marked and reserved for bicycle parking only.

5. Number of Spaces.

- a. For any expansion of an existing use subject to this section, the number of required bicycle parking spaces shall be determined based on the entire use rather than the incremental increase in floor space.

- b. For any change in use, the number of required bicycle parking spaces shall be calculated based upon requirements for the new use as shown in the Table of Minimum Standards in 18.52.080.

- c. For any change in use or expansion of an existing use subject to this section, the review authority may reduce or waive requirements of this section to the extent the review authority determines that compliance with those requirements is not practicable due to existing development patterns or that application of these standards is not reasonably related to the scale and intensity of the development.

6. Covering.

- a. Bicycle parking may be uncovered, although cover is encouraged.

- b. Cover can be accommodated through building or roof overhangs, awnings, bicycle lockers or bicycle storage within buildings.

C. Exemptions - The following uses are exempt from the bicycle parking requirements:

1. Seasonal or temporary businesses.

2. Drive-in theaters.

3. Self-storage facilities.

4. Automobile oriented businesses such as automobile service stations, automobile repair shops, and restaurants without seating facilities (either indoors or outdoors), or oil and lubrication services, but excluding automobile retail businesses such as dealers or auto parts stores.
5. Other uses as determined by the Director.

18.52.070 Dimensional standards.

The minimum dimensional standards for parking areas and spaces are provided in Appendix I, codified in Section 18.52.190.

18.52.080 Table of minimum standards.

Required auto and bicycle parking spaces (where alternative standards prevail, the greater applies in conflicting computations) are as follows:

TABLE 6: PARKING MINIMUM STANDARDS

Item	Type of Use	Required Parking Spaces (Motor Vehicles)	Required Parking Spaces (Bicycles)
A	Single-family and Two-family dwellings	2 per dwelling unit 1 must be covered	N/A
B	Multi-family dwellings	1.5 per dwelling unit	1 per unit
C	Rooming, lodging house or Bed and Breakfast Inn	1 per sleeping room, plus 1 per owner	1 per 10 guest rooms
D	Hotel or motel	1 per sleeping room	1 per 10 guest rooms
E	Elderly or disabled dwelling	.75 per dwelling unit	N/A
F	Hospital, nursing home or Sanitarium	1 per two beds	1 per 20 beds
G	Public parks	N/A	1 per 10 auto parking spaces
H	Commercial surface parking lots and Parking structures	N/A	1 per 20 auto parking spaces
I	Theater	1 per 3 seats, plus 1 per 6 seats in excess of 800 seats	1 per 20 auto parking spaces
J	Church, auditorium or similar Open space assembly	Fixed seating: 1 per 4 seats Other: 1 per 25 sq.ft. gross floor area	1 per 20 auto parking spaces
K	Library or museum	1 per 250 sq.ft. gross floor area	1 per 10 auto parking spaces
L	Dance hall or skating rink	1 per 75 sq.ft. gross floor area	1 per 15 auto parking spaces
M	Bowling alley	5 per lane	1 per 15 auto parking spaces
N	Medical or dental clinic	1 per 300 sq.ft. gross floor area	1 per 20 auto parking spaces
O	Bank, business or professional office with on-site customer service	1 per 400 sq.ft. gross floor area	1 per 15 auto parking spaces
P	Office not providing customer service on-site	1 per 800 sq.ft. gross floor area	1 per 30 auto parking spaces
Q	Funeral Home	1 per 4 seats	N/A
R	Warehouse, storage or wholesale business	1 per 1,000 sq.ft. gross floor area	1 per 40 auto parking spaces
S	Food and beverage place with sale and consumption on premises	1 per 150 sq.ft. gross floor area	1 per 20 auto parking spaces
T	Pre-school, child care facilities or Kindergarten	3 per 1,000 sq.ft. gross floor area	1.5 per classroom
U	Elementary or middle school	2 per classroom	8 per classroom
V	High school	10 per classroom	8 per classroom
W	College	3 per 1,000 sq.ft. gross floor area	1 per 15 auto parking spaces

Y	Furniture, appliance, hardware, clothing, shoe, personal service store, motor vehicle, machinery, plumbing, heating, ventilating, building supplies, stores and services	1 per 500 sq. ft. of gross floor area	1 per 40 auto parking spaces
Z	Retail store less than 5,000 sq. ft. gross floor area	1 per 300 sq. ft. of gross floor area	1 per 40 auto parking spaces
AA	Retail store more than 5,000 sq. ft. gross floor area	20 plus one per 1,500 sq. ft. in excess of 5,000 sq. ft. of gross floor area	1 per 40 auto parking spaces
BB	Manufacturing uses including laboratories	1 per 500 sq. ft. of gross floor area	1 per 40 auto parking spaces

18.52.090 Uses not specified.

In the case of a use not specifically mentioned in Section 18.52.080, the Director shall determine the requirements for off-street parking facilities. Such determination shall be based upon the requirements for the most comparable use listed.

18.52.100 Units of measurement.

- A. In a stadium, sports arena, church, or other place of assembly, each twenty (20) inches of bench seating shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities.
- B. For purposes of determining off-street parking as related to floor space of multilevel structures and buildings, the following formula shall be used to compute gross floor area for parking determination:

TABLE 7: GROSS FLOOR AREA FORMULA

Number of Floor Levels	Percentage to Determine Parking Spaces
Main Floor	100%
Basement and Second Floor	50%
Additional Stories	23%

18.52.110 Special provisions for temporary parking.

In the case of special activities such as sports events, circuses and carnivals, rodeos, where the activity is not part of the community's general pattern, the Director may waive those requirements for off-street parking which pertain to location, joint use, enclosure, and areas required, provided the waiving of such requirements does not have effect for more than five (5) days.

18.52.120 Location.

Off-street facilities shall be located as specified in this section. Where a distance is specified such distance shall be the maximum walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

- A. For one-family or two-family dwellings and motels, on the same lot with the structure they are required to serve;
- B. For multiple dwellings, rooming or lodging house, two hundred (200) feet;
- C. For hospital, sanitarium, home for the aged, or building containing clubrooms, three hundred (300) feet;
- D. For use other than those specified above in this section, four hundred (400) feet.

18.52.140 Joint use.

Owners of two (2) or more buildings or lots may agree to utilize jointly the same parking space, subject to such conditions as may be imposed by the Director. Satisfactory legal evidence shall be presented the Director in the form of deeds, leases or contracts to establish the joint use. Evidence shall be required that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint off-street parking is proposed.

18.52.150 Enclosure when property line adjoins street.

A parking barrier of harmonious material and design at least six (6) inches, and no more than twenty-four (24) inches, in height shall be provided along each property line that adjoins a street.

18.52.160 Screening when adjoining residential district.

Except in the R-1 and R-2 zoning districts, any portions of an off-street parking area which adjoins a residential zoning district shall be screened by a sight-obscuring fence or evergreen hedge to a minimum height of five (5) feet and maximum height of six (6) feet.

18.52.165 Pedestrian circulation/walkways

A protected, raised, accessible route, walk and circulation path a minimum of five (5) feet wide shall be installed through any parking lot of fifty (50) or more spaces, designed to connect to the front building sidewalks.

- A. All walks constructed within parking lots shall be raised to standard sidewalk height except when a walk crosses a vehicular way.
- B. All surface treatment of walks shall be firm, stable and slip resistant.

- C. Where an accessible route/walk crosses or adjoins a vehicular way (where there are no curbs, railings or other elements separating the pedestrian and vehicular areas detectable by a person who has a severe vision impairment), the walkway area shall be defined by a marked crossing that has a continuous, detectable marking not less than thirty-six (36) inches wide.
- D. Where walkways cross-driving aisles, they shall be clearly marked with contrasting materials
- E. Where walkways abut parking, the minimum walkway width shall be seven (7) feet.
- F. Accessible routes must comply with the Uniform Building Code on Accessibility.
- G. The more restrictive walkway standards shall apply when there is a conflict.

18.52.170 Additional requirements.

In addition to the basic standards and requirements established by other sections of this title, the Director or City Engineer may make such other requirements or restrictions as shall be deemed necessary in the interest of safety, health and general welfare of the City, including, but not limited to, lighting, joint development of parking facilities, entrances and exits, accessory uses, and conditional uses. Further, performance bonds may be required in such cases where the Director or Council determines that such shall be necessary to guarantee proper completion of improvements within time periods specified.

18.52.180 Off-street loading policy and standards.

- A. In all districts except the CI district, buildings or structures to be built or substantially altered which receive and distribute material and merchandise by trucks shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular case.
- B. The following standards shall be used in establishing the minimum number of berths required:

TABLE 8: OFF-STREET LOADING BERTHS

Number of Berths Gross Floor Area of Building

Number of Berths	Gross Floor Area of Building
1	Up to 20,000 square feet
2	20,000 to 50,000 square feet
3	50,000 to 100,000 square feet
1 additional	For each 50,000 sq. ft. in excess of 100,000 sq.ft.

- C. No loading berth shall be located closer than fifty (50) feet to a lot in any residential zoned district unless wholly within a completely enclosed building or unless

screened from such lot in the residential district by a wall, fence, or sight-obscuring evergreen hedge not less than six (6) feet in height.

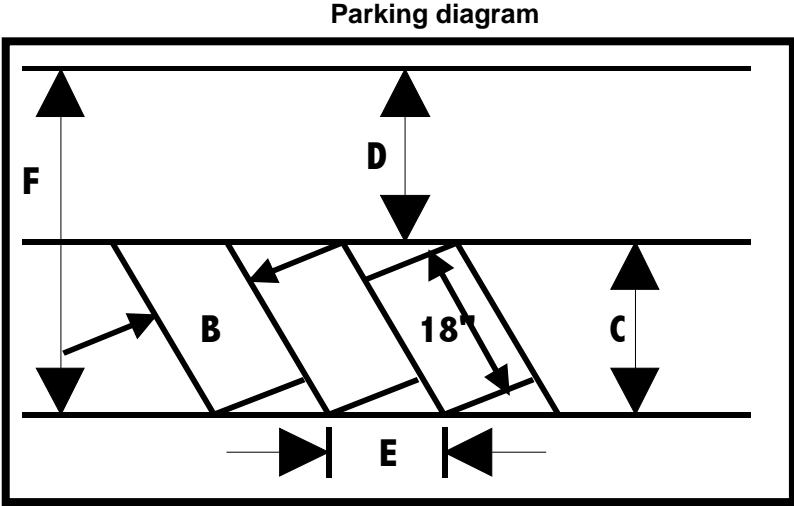
18.52.190 Appendix I-Parking Table.

The following table and diagram provide the minimum dimensional standards for parking areas and spaces.

TABLE 9: PARKING SPACE DIMENSIONS

PARKING ANGLE	STALL WIDTH	MINIMUM STALL DEPTH	MINIMUM CLEAR ISLE WIDTH	MINIMUM CLEAR STALL	CLEAR DISTANCE ISLE/STALL WIDTH
Parallel	8 ft. 0 in.	--	12 ft.	22 ft.	20 ft.
20 °	9 ft. 6 in. 10 ft. 0 in.	15 ft. 1 in. 15 ft. 5 in.	12 ft. 0 in. 12 ft. 0 in.	27 ft. 8 in. 29 ft. 2 in.	27 ft. 1 in. 27 ft. 5 in.
30 °	9 ft. 6 in. 10 ft. 6 in.	17 ft. 3 in. 17 ft. 7 in.	12 ft. 0 in. 12 ft. 0 in.	19 ft. 0 in. 20 ft. 0 in.	29 ft. 3 in. 29 ft. 7 in.
45 °	9 ft. 6 in. 10 ft. 0 in.	19 ft. 4 in. 19 ft. 8 in.	13 ft. 0 in. 13 ft. 0 in.	13 ft. 4 in. 14 ft. 1 in.	32 ft. 4 in. 32 ft. 8 in.
60 °	9 ft. 6 in. 10 ft. 0 in.	20 ft. 5 in. 20 ft. 8 in.	18 ft. 0 in. 18 ft. 0 in.	11 ft. 0 in. 11 ft. 5 in.	38 ft. 5 in. 38 ft. 8 in.
70 °	9 ft. 6 in. 10 ft. 0 in.	20 ft. 6 in. 20 ft. 9 in.	18 ft. 5 in. 18 ft. 0 in.	10 ft. 5 in. 10 ft. 6 in.	39 ft. 1 in. 38 ft. 9 in.
80 °	9 ft. 6 in. 10 ft. 0 in.	19 ft. 5 in. 19 ft. 6 in.	24 ft. 0 in. 24 ft. 0 in.	9 ft. 6 in. 10 ft. 2 in.	43 ft. 5 in. 43 ft. 6 in.
90 °	9 ft. 6 in. 10 ft. 0 in.	18 ft. 0 in. 18 ft. 0 in.	24 ft. 0 in. 24 ft. 0 in.	9 ft. 5 in. 10 ft. 0 in.	42 ft. 0 in. 42 ft. 0 in.

The following diagram is explanatory to the above Parking Table.



KEY to PARKING DIAGRAM
A = the parking angle
B = the stall width
C = the minimum stall depth
D = the minimum clear aisle width
E = the minimum clear stall distance at bay side
F = the minimum clear distance of aisle and stall