

ARTICLE 21

OFF-STREET PARKING AND LOADING

SECTION 2100 – Intent

The purpose of this article is to define minimum requirements to establish, and maintain, a traffic circulation pattern that promotes the safety and welfare of the public. This article recognizes the off-street parking and loading needs of individuals and businesses within the different zones, and provides standards to prevent traffic congestion, improve safety, and enhance community development.

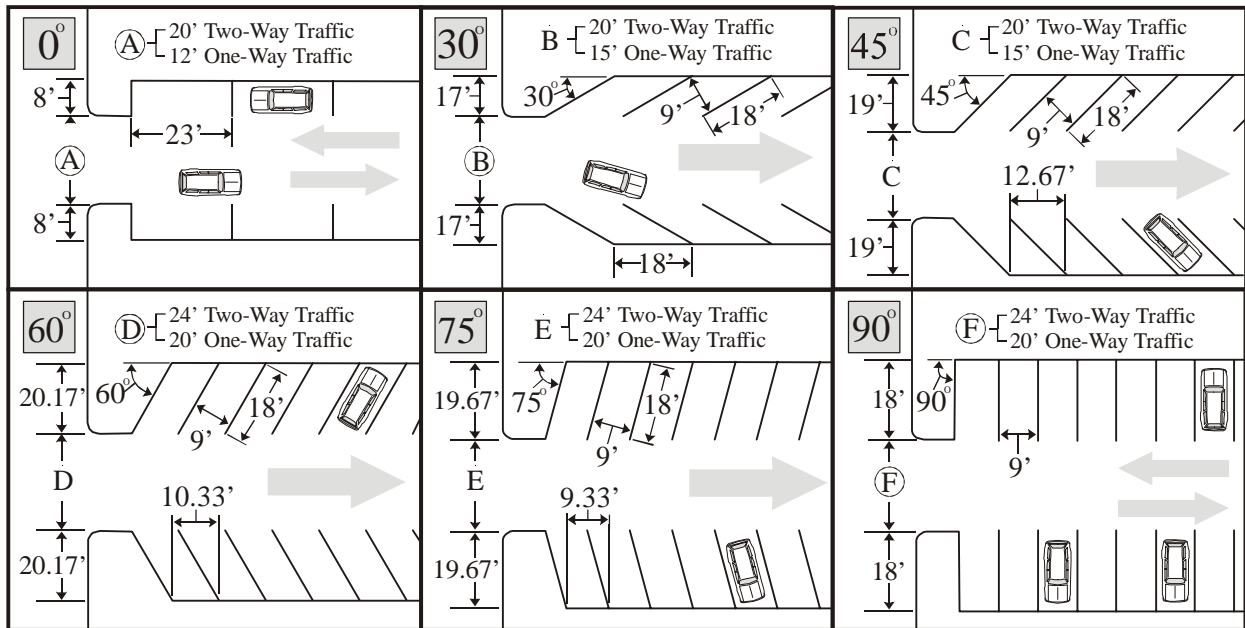
SECTION 2105 - General Requirements

1. 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 order;
2. The provisions of this Article, except where there is a change of use, shall not apply to any existing building or structure. Where there is a change of use, the number of spaces that are required by this ordinance shall be provided;
3. Whenever a building or structure is constructed after the effective date of this ordinance, and a change is proposed in regards to an increase in the 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, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this ordinance is enlarged to the extent of fifty (50) percent or more in floor area, number of employees, number of housing units, seating capacity or otherwise enlarged, the said building or structure shall then comply with the full parking requirements defined by this ordinance.

SECTION 2110 - Parking Space Dimensions

The appropriate layout and dimensions for parking spaces are dependent upon the angle at which the spaces are designed. Reductions in the parking space dimensions can be made by the Planning Director if cause can be shown. The angle is measured from a line that is parallel to the aisle, or driveway, which is used to access the parking space. These requirements are specifically described in *Figure 21.1*

Figure 21.1 - Parking Space Dimensions



SECTION 2115 - Loading Space Requirement and Dimensions

A loading space shall have minimum dimensions of ten (10) feet in width, fifty (50) feet in length, exclusive of driveways, aisles, and other circulation areas, and a clearance height of not less than fifteen (15) feet. One off-street loading space shall be provided and maintained on the same lot for every building designed to house uses which require delivery/transport of goods and having a gross floor area of up to five thousand (5,000) square feet. One loading space shall be provided for each additional ten thousand (10,000) square feet of floor area that are designed for such uses. The Planning Director shall have the authority to reduce or waive the number of required loading spaces based on the special circumstances of a particular use or site, and to place whatever conditions on such an exemption as appropriate.

SECTION 2120 - Striping and Signage

All parking areas shall be striped to facilitate the appropriate traffic circulation, which includes the movement into and out of parking stalls, in addition to the delineation of access isles and permitted turning movements. All striping will be with lines that are a minimum of four (4) inches in width. The entrances and exits to the parking area shall be clearly marked. Signage and striping shall be adequately maintained to insure safe and efficient movement of vehicles.

SECTION 2125 – Handicap Parking Requirements

In business districts, or planned developments that are intended for business use, or multi-family housing units, parking spaces for disabled people shall be provided as indicated on the following table:

Total Number of Parking Spaces	Number of Required Spaces for the Disabled
1 to 25	1 space
26 to 50	2 spaces
51 to 75	3 spaces
76 to 100	4 spaces
101 to 150	5 spaces
151 to 200	6 spaces
201 to 300	7 spaces
301 to 400	8 spaces
401 to 500	9 spaces
501 or over	2% of total

1. Parking spaces for disabled people shall use the same dimension requirements as specified in **Figure 21.1**. In addition, each parking space for disabled people shall have an adjacent access aisle on each side of the parking space, at a minimum of five (5) feet wide. Two handicapped parking spaces may share a common access aisle. (See **Figure 21.2**)
2. Access aisles for handicapped parking spaces shall be part of an accessible route to the building or facility that the parking space serves. An acceptable designed curb ramp shall be provided. Access aisles and accessible routes shall be protected in such a manner that no part of any vehicle or any structure shall be allowed to interfere with access or use of the aisle or route in any way.
3. The location of parking spaces should be as close as possible to the principal handicapped accessible entrance(s). In a multi-building development or shopping center, the spaces should be dispersed to ensure easy access and minimize the travel distance for the handicapped.
4. Parking spaces for the disabled shall be designated as reserved for the disabled by a pavement marking and a sign showing the international symbol of accessibility. Such signs shall be above grade. (See **Figure 21.3**).

Figure 21.2 - Handicapped Parking Spaces

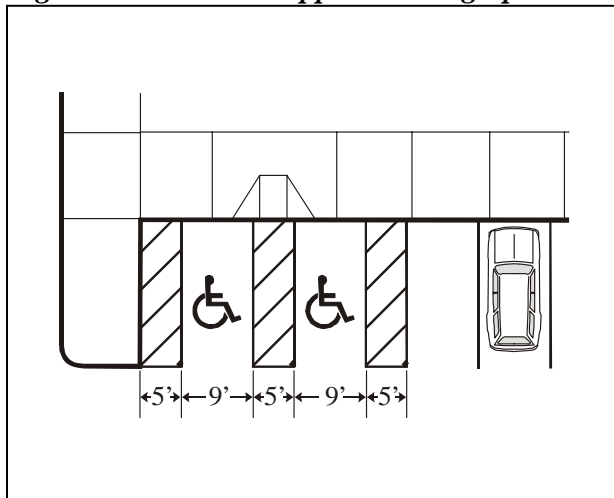


Figure 21.3 - Handicapped Parking Signage



SECTION 2130 - Paving

All parking and loading spaces required by this ordinance, including driveways, aisles, and circulation areas shall be improved with either asphalt concrete or equivalent material to provide a durable and dust-free surface. Driveways and parking areas serving single-family residences shall be exempt from this requirement; however, an acceptable driveway and parking area must be maintained for easy access to the residence. The Planning Director, upon written request by the applicant, shall determine exceptions to these requirements.

SECTION 2135 - Drainage

All parking and loading areas shall provide for proper and approved drainage of surface water as defined by this ordinance. (See Article 23)

SECTION 2140 - Lighting

Any parking area intended to be used during non-daylight hours shall be properly illuminated to avoid accidents and provide security. During the site plan review process, the Planning Director has the authority to require plans to specify units of illumination measured in foot-candles and illumination patterns when lighting is an integral part of a development's use. The Planning Director also has the authority to require a specific amount of lighting, based on the table illustrated below. Any lights used to illuminate any outdoor area shall be arranged to prevent direct illumination, reflection, and glare on any adjoining property or on any public street (See Article 25).

General Application		Average Foot-candles
<i>Building Exterior – Site Areas Adjacent to:</i>		
	Active Entrances (<i>pedestrian and vehicle</i>)	5.0
	Inactive Entrances (<i>normally locked</i>)	1.0
	Vital Locations or Structures	5.0
	Building Surroundings	1.0
<i>Floodlighted Signs</i>		
	Bright Surroundings and Light Surfaces	50
	Bright Surroundings and Dark Surfaces	100
	Dark Surroundings and Light Surfaces	20
	Dark Surroundings and Dark Surfaces	50
<i>Parking Areas</i>		
	High Activity	3.6
	Medium Activity	2.4
	Low Activity	0.8
<i>Roadways – Non-Dedicated and Private</i>		
	High Activity	2.0
	Medium Activity	1.0
	Low Activity	0.5

SECTION 2145 - Location of Parking Spaces

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

1. Parking spaces for all single-family residential uses shall be located on the same lot as the use that they are required to service, and may not be in any public right-of-way;
2. Parking spaces for all multi-family residential uses shall be located not more than three hundred (300) feet from the principal use and may not be in any public right-of-way;
3. Off-premises parking spaces for recreation, commercial, employment, or infrastructure uses shall be located not more than seven hundred (700) feet from the principal use;

SECTION 2150 - Screening and Landscaping

Screening and landscaping of parking areas shall be in conformance of Article 22 of this ordinance.

SECTION 2155 - Disabled Vehicles

The parking of a disabled vehicle within a parking or loading area that is not capable of moving under its own power for a period of more than three (3) days shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building. This does not apply to auto repair businesses with an approved Site Plan for outside storage. (See Section 2578)

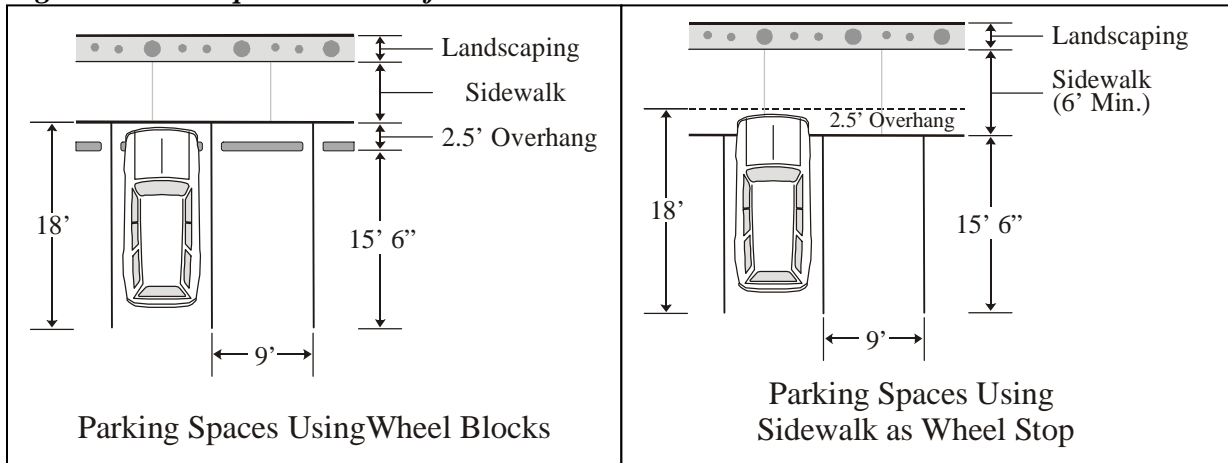
SECTION 2160 - Joint Use

Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap. All applicants that are requesting the joint use of required parking areas shall submit a written agreement between the involved property owners and a parking study which shall be approved, or denied by the Planning Director.

SECTION 2165 – Curbs and Wheel Blocks

Curbs, wheel blocks or other suitable devices must be provided to prevent vehicles from extending beyond a property line, pedestrian walkway, or drainage area. A minimum of 2.5 feet shall be provided for the overhang of a vehicle. When a sidewalk is used as the wheel stop and overhang for a parking stall, the width of the sidewalk shall be no less than 6 feet (See *Figure 21.4*).

Figure 21.4 - Proper Location of Curbs and Wheel Blocks



SECTION 2170 – Access Points

Parking and loading areas shall be designed in such a manner that any vehicle using an access point from a public or private street shall be traveling in a forward motion, except for single family and duplex dwellings. Access points shall provide a reasonable distance for any approaching pedestrian or motorist to identify vehicles entering or exiting the parking and loading area. All access points shall be designed with adequate stacking distance to prevent traffic from backing onto public roadways. Where possible and appropriate, parking areas shall be connected to reduce the number of local trips onto public streets. Parking and loading areas shall not be permitted to use a public right-of-way for the purpose of maneuvering a vehicle into the designated space. For specific design specifications of access points, see Article 24. Exceptions to the loading requirements can be made when the business is located on a dead-end street or the business has infrequent deliveries or the lot is too small to practically locate a loading facility.

SECTION 2175 - Internal Driveways

Driveways that are located within a designated parking area shall maintain the following standards. No parking shall be allowed along internal driveways. Driveways must be clearly divided from parking areas with directional signs or markings in each driveway. Internal driveways with a one-way traffic flow shall maintain a minimum width of fourteen (14) feet; and an internal driveway with a two-way traffic flow shall maintain a minimum width of twenty (20) feet.

SECTION 2180 – Traffic Control and Circulation Plan

All parking lots shall be required to provide a plan that indicates the location of all traffic control devices such as stop signs, traffic lines, and stop bars, as well as the internal circulation patterns

of traffic within the parking lot. Areas of the parking lot that have multiple turning areas shall be designed to form intersections, when practical, with appropriate control measures. Concentrated traffic flow areas shall be designed to channel traffic to designated control points through landscaped islands and curbs. All drive-thru facilities shall have adequate internal stacking area and shall not be permitted to disrupt traffic flow within the parking lot or outside of the site. Any traffic control measures shall be the responsibility of the land owner to maintain in proper working order.

SECTION 2185 - Required Parking Spaces

Parking space requirements described in this section of the ordinance shall apply to the described uses. (gfa” shall refer to gross floor area)

1. Residential

Detached Single-family and Duplex Dwelling types	2 spaces per unit
Townhouse and Multi-family Dwelling types: Efficiency and One Bedroom Units	1.5 spaces per unit
Townhouse and Multi-family Dwelling types: Two or more bedroom units	2 spaces per unit
Mobile Home Park	2 spaces per mobile home unit

2. Commercial

Individual retail stores	1 space per 200 gfa
Multi-business centers	5 spaces per 1,000 gfa up to 30,000 sf, and 3 spaces per 1,000 gfa thereafter
Banks, Financial Institutions and similar uses	1 space per 250 gfa
Other type of businesses or commercial outlets	1 space per 300 gfa

3. Manufacturing

Light and Heavy Manufacturing Uses, Transportation, Warehouse and other uses involving the wholesale distribution, storage, manufacturing and assembly of products	1 space per 2 employees on the largest shift for which the building is designed, plus 1 space for each vehicle used in the operation, plus any additional parking required by this article.
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4. Recreational

Libraries, Museums, and Art Craft Galleries and other cultural exhibits	1 space per 400 gfa
Amphitheaters, Motion Picture Theaters, Playhouses, and other entertainment assemblies	1 space per 4 seats
Stadiums, Arenas, Field Houses and other sports assemblies	1 space per 4 seats
Auditoriums, Exhibit Halls, and other public or miscellaneous assembly	1 space per 4 seats
Ice and Roller Skating Rinks	1 space per 100 sf of floor area used for the activity
Bowling Alleys	4 spaces per bowling lane plus 1 space per 4 seats; or 1 space per 30 sf of floor area used for restaurant, cocktail lounge or similar use
Swimming Pools	1 space per 5 person capacity plus 1 space per 4 seats; or 1 space per 30 sf of floor area used for seating purposes, whichever is greater

5. Public Facilities

Churches and other places of religious assembly	1 space per 5 seats
Hospitals	1 space per bed
Sanitariums, Homes for the aged, Nursing Homes, and similar uses	1 space per 2 beds
Post Offices	1 parking space for each 2 employees plus 1 space for each 200 gfa over 2000 gfa
Public offices or buildings	1 space per 400 gfa
Police, Fire, Utility and other service uses	1 space per 2 employees on the largest shift for which the building is used plus 1 space for each motor vehicle maintained on the premises
Elementary and Junior High Schools	2 spaces per classroom plus 1 space per 8 seats in auditorium or assembly halls
High Schools	1 space per 5 seats in assembly hall of greatest capacity on the school grounds; or 1 space per 9 students, whichever is greater

Colleges, Junior Colleges and Universities	1 space per 4 students
Fraternities, Sororities, dormitories in conjunction with Colleges, Junior Colleges and Universities	1 space per 3 active members or dormitory residents, plus 1 space for the manager
Schools of trade, business or other similar uses	1 space per 2 students

6. Miscellaneous Uses

Eating and Drinking Establishments	1 space for every 2 seats
Funeral Parlors, Mortuaries	1 space per 100 gfa in parlors or service rooms
Gasoline Service Stations	1 space per 2 gasoline pumps plus 2 spaces per service bay (access and circulation areas where a motor vehicle would be temporarily parked for the purpose of obtaining fuel from a gasoline pump shall not be considered acceptable parking spaces)

SECTION 2190 - General Interpretations

In the interpretation of this Article, the following rules shall govern:

1. Parking spaces for other permitted or conditional uses not listed in this article shall be determined by the Planning Director.
2. When determining the number of parking spaces required by this article, all fractional numbers shall be increased to the next whole number.
3. If there is an adequate public transit system, or where parking demand is unusually low, the parking space requirements cited within this article may be reduced proportionately by the Planning Director.
4. In areas where the parking of large trucks, vans, or tractor-trailers is planned or reasonably expected, an on-site parking area of sufficient size shall be required to accommodate the parking of such vehicles. These parking areas shall be clearly designated and marked, and shall be exclusive of driveways, aisles, and other circulation areas. The provision of parking areas for such vehicles shall under no circumstances cause a reduction in the minimum required number of automobile parking spaces.