

## CHAPTER 83.11 PARKING AND LOADING STANDARDS

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### 83.11.010 Purpose

The purpose of this Chapter is to provide parking and loading standards to:

- (a) Ensure the provision and maintenance of safe, adequate, well-designed, off-street parking facilities in conjunction with a use or development.
- (b) Reduce street congestion and traffic hazards.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

### 83.11.020 Applicability

Unless otherwise provided in the specific applicable land use zoning district, the provisions of this Chapter shall apply to appropriate uses and development. The standards in this Chapter shall be considered minimums, and more extensive parking provisions as a condition of project approval may be required by a review authority for a discretionary permit.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

### 83.11.030 General Parking Provisions

- (a) **Location.** The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

- (b) **Change in use.** When the occupancy or use of a property is changed to a different use, parking to meet the requirements of this Chapter shall be provided for the new use or occupancy. In the case of an infill multi-family or affordable (income-restricted) residential development, a Minor Use Permit may be used to review and approve any additional parking required that is a result of the change in use.
- (c) **Increase in use.** When the occupancy or use of a premises is altered, enlarged, expanded, or intensified, additional parking to meet the requirements of this Chapter shall be provided for the enlarged, expanded, altered, or intensified portion only.
- (d) **Two or more uses.** Where two or more uses are located in a single structure or on a single parcel, required parking shall be provided for each specific use (i.e., the total parking required for an establishment that has both industrial and office uses shall be determined by computing the parking for the industrial use and the office use and then adding the two requirements together.)
- (e) **Parking and loading spaces to be permanent.** Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a Temporary Use Permit issued in compliance with Chapter 85.15.
- (f) **Parking and loading to be unrestricted.** Owners, lessees, tenants, or persons having control of the operation of a premises for which parking or loading spaces are required by this Chapter shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the Director.
- (g) **Use of parking area for activities other than parking.** Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Code.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

#### **83.11.040 Number of Parking Spaces Required**

- (a) **Number of parking spaces required.** Each land use shall provide at least the minimum number of off-street parking spaces, including disabled access spaces required by Section 83.11.060 (Disabled Parking Requirements), except where a parking reduction has been granted in compliance with Section 83.11.050 (Adjustments to Parking Requirements) or a variance has been granted in compliance with Chapter 85.17 (Variances). Additional spaces may be required through approval of a discretionary permit.
- (b) **Minimum requirements for nonresidential uses.** A nonresidential use shall provide a minimum of four spaces with one additional parking space for each facility vehicle, except where otherwise noted in this Chapter.

(c) **Area calculations.** The minimum required number of parking spaces for the following uses shall be determined based upon the indicated area calculations:

- (1) Food establishments: Gross leasable area (GLA).
- (2) General retail uses: Gross leasable area (GLA).
- (3) Industrial uses: Gross floor area (GFA).
- (4) Personal services: Gross leasable area (GLA).
- (5) Professional offices: Gross leasable area (GLA).

<b>Table 83-15 Parking Requirements by Land Use</b>	
<b>Uses</b>	<b>Number of Spaces Required</b>
<b>Industry, Manufacturing &amp; Processing, Wholesaling<sup>(4)</sup></b>	
Industrial uses of all types, including warehouses or structures used exclusively for storage purposes, wholesale houses and distributors and public utility facilities including, but not limited to, electric, gas, water, telephone, and telegraph facilities not having business offices on the premises	<ul style="list-style-type: none"> <li>▪ 1 for each 1,000 s.f. of the first 40,000 s.f. of GFA; and</li> <li>▪ 1 for each 4,000 s.f. of GFA for the portion over 40,000 s.f.; and</li> <li>▪ 1 for each facility vehicle</li> </ul>
Storage Mini storage facilities	<ul style="list-style-type: none"> <li>▪ Mini-storage office 1 for each 250 sq. ft. of office area with 4 minimum</li> <li>▪ Additional requirements: <ul style="list-style-type: none"> <li>▪ A parking lane shall be provided adjacent to the storage structure's openings that is a minimum of 9 feet in width and outlined (painted). The parking lane is for temporary parking only (30 minutes maximum) and this time restriction shall be clearly marked with signs.</li> <li>▪ Driveways adjacent to the parking lane shall be a minimum width of 15 feet for one-way and 24 feet for two-way.)</li> </ul> </li> </ul>
<b>Recreation, Education &amp; Public Assembly Uses<sup>(4)</sup></b>	
Amusement enterprises	<ul style="list-style-type: none"> <li>▪ 1 for each 4 persons of the facility's allowed maximum attendance</li> </ul>
Bowling alleys and billiard halls	<ul style="list-style-type: none"> <li>▪ 5 for each bowling lane; and</li> <li>▪ 2 for each billiard table</li> </ul>
Churches, synagogues, temples, mosques and other places of worship <sup>(1)</sup>	<ul style="list-style-type: none"> <li>▪ 1 for each 3 fixed seats; and</li> <li>▪ 1 for every 25 s.f. of seating area where there are no fixed seats; and</li> <li>▪ 1 for each 400 s.f. of floor area outside the main assembly area</li> </ul>
Commercial recreation and similar uses (e.g., shooting ranges, race tracks, miniature golf course, pitch and putt courses, parks, and zoos)	<ul style="list-style-type: none"> <li>▪ 1 for each 4 persons of the facility's allowed maximum attendance</li> </ul>
Commercial swimming pools and swimming schools	<ul style="list-style-type: none"> <li>▪ 1 for each 500 s.f. of water surface area</li> <li>▪ 10 minimum</li> </ul>
Dance halls	<ul style="list-style-type: none"> <li>▪ 1 for each 20 s.f. of dance floor area; and</li> <li>▪ 1 for each 3 fixed seats and for each 20 s.f. of seating area where there are no fixed seats</li> </ul>

<b>Table 83-15</b>	
<b>Parking Requirements by Land Use</b>	
<b>Uses</b>	<b>Number of Spaces Required</b>
Golf courses and driving ranges, but not to include miniature golf courses	<ul style="list-style-type: none"> <li>▪ 4 for each hole on all golf courses; and</li> <li>▪ 1 for each tee for driving ranges</li> </ul>
Organizational camps	<ul style="list-style-type: none"> <li>▪ 1 bus parking space per 20 campers</li> <li>▪ 2 for each resident staff</li> <li>▪ 1 for each nonresident staff on the largest shift</li> <li>▪ 1 for each facility vehicle</li> </ul>
Meeting facilities - Theaters, auditoriums, stadiums, sport arenas, gymnasiums and similar places of public assembly	<ul style="list-style-type: none"> <li>▪ 1 for each 3 fixed seats or for every 25 s.f. of seating area within the main auditorium where there are no fixed seats <sup>(1)</sup></li> </ul>
Schools general curriculum Kindergarten through Grade 9	<ul style="list-style-type: none"> <li>▪ 1 for each staff member, faculty member, and employee</li> <li>▪ 1 for each facility vehicle</li> </ul>
Schools general curriculum Grade 10 through 12, colleges and universities, business and professional schools	<ul style="list-style-type: none"> <li>▪ 1 for each 4 students; and</li> <li>▪ 1 for each staff member, faculty member and employee; and</li> <li>▪ 1 for each facility vehicle</li> </ul>
Schools special schools or trade schools	<ul style="list-style-type: none"> <li>▪ 1 for each 3 students; and</li> <li>▪ 1 for each staff member, faculty member, and employee</li> <li>▪ 1 for each facility vehicle</li> </ul>
Skating rinks, ice or roller	<ul style="list-style-type: none"> <li>▪ 1 for each 3 fixed seats and for each 20 s.f. of seating area where there are no fixed seats; and <sup>(1)</sup></li> <li>▪ 1 for each 250 s.f. of skating area</li> </ul>
<b>Residential Uses</b>	
Caretaker housing	<ul style="list-style-type: none"> <li>▪ 2, with one covered</li> </ul>
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	<ul style="list-style-type: none"> <li>▪ 1 for each bedroom</li> <li>▪ 1 for the house manager, staff member or employee</li> </ul>
Mobile home parks	<ul style="list-style-type: none"> <li>▪ 2; one covered on each mobile home parcel (may be in tandem); and</li> <li>▪ 1 guest space for each 10 spaces, or fraction thereof</li> </ul>
Multi-family dwelling	<ul style="list-style-type: none"> <li>▪ 2.5 for projects of 4 or more units, one shall be covered for each dwelling unit on the project site to accommodate resident and visitor parking <sup>(2)</sup></li> <li>▪ 2.0 for projects of 2 or 3 units, one shall be covered for each dwelling unit <sup>(2)</sup></li> </ul>
Parolee and/or probationer home	<ul style="list-style-type: none"> <li>▪ 1 for each bedroom</li> <li>▪ 1 for the house manager, staff member or employee</li> </ul>
Accessory dwelling unit	<ul style="list-style-type: none"> <li>▪ 1 uncovered for each unit <sup>(5)(6)</sup></li> </ul>
Single-family dwelling	<ul style="list-style-type: none"> <li>▪ 2, one shall be covered on the same site with the primary structure <sup>(2)</sup></li> </ul>
<b>Retail Trade</b>	
Automobile repair and service stations	<ul style="list-style-type: none"> <li>▪ 3 for each service bay (service bays do not count as spaces); and</li> <li>▪ 1 for each facility vehicle</li> </ul>
Automobile sales, boat sales, mobile home sales, retail nurseries, and other open uses not in a structure	<ul style="list-style-type: none"> <li>▪ 1 for each 2,000 s.f., or portion thereof, for open area devoted to display or sales; for the first 10,000 s.f.; and</li> <li>▪ 1 for each 5,000 s.f., or portion thereof, over 10,000 s.f.; and</li> <li>▪ 1 for each facility vehicle</li> </ul>

<b>Table 83-15 Parking Requirements by Land Use</b>	
<b>Uses</b>	<b>Number of Spaces Required</b>
Food establishments with take-out provisions only	<ul style="list-style-type: none"> <li>▪ 1 for each 200 s.f. of GLA; and</li> <li>▪ 1 for each facility vehicle</li> <li>▪ 4 minimum</li> </ul>
General retail	<ul style="list-style-type: none"> <li>▪ 1 for each 250 s.f. of GLA</li> <li>▪ 4 minimum</li> </ul>
Restaurants, in the Valley and Desert Regions, including drive-ins, cafes, night clubs, taverns, and other similar places where food or refreshment are dispensed	<p>The greater of the following:</p> <ul style="list-style-type: none"> <li>▪ 1 for each 100 s.f. of GLA; or</li> <li>▪ 1 for each 3 fixed seats and/or 1 for every 50 s.f. of floor area where seats may be placed; or</li> <li>▪ 10 minimum</li> </ul>
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places that have 5,000 s.f. of GLA or less, where food or refreshment are dispensed and where no alcoholic beverages of any type are sold or served	1 space per 250 square feet of GLA with a 4 space minimum
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places that have over 5,000 s.f. of GLA where food or refreshment are dispensed, regardless of whether or not alcoholic beverages are served	1 space per 100 square feet of GLA with a 4 space minimum
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places where food or refreshment are dispensed and where alcoholic beverages are sold under State Alcoholic Beverage Control license types 42 (bar/tavern) or 48 ((bar/night club), regardless of the square footage of the restaurant	1 space per 100 square feet, regardless of GLA with a 4 space minimum
Restaurants in the Mountain Region, including drive ins, cafes, and other similar places where food or refreshment are dispensed and where alcoholic beverages are sold under State Alcoholic Beverage Control license type 47(restaurant)	<p>1 space per 250 square feet of GLA with 5,000 square feet or less of GLA with a 4 space minimum</p> <p>1 space per 100 square feet of GLA for restaurant uses over 5,000 square feet of GLA with a 4 space minimum</p>
Shopping centers (projects over 200,000 s.f. of floor area)	<ul style="list-style-type: none"> <li>▪ 1 for each 200 s.f. of GLA up to 100,000 sf; and</li> <li>▪ 1 for each 250 s.f. of GLA for square footage above 100,000 s.f.</li> </ul>
Wholesale commercial nurseries	<ul style="list-style-type: none"> <li>▪ 1 for each 500 s.f. of display area</li> </ul>
<b>Services -- General</b>	
Beauty and nail salons	<ul style="list-style-type: none"> <li>▪ 2 for each station</li> </ul>
Child care centers	<ul style="list-style-type: none"> <li>▪ 1 for each 5 children that the facility is designed to accommodate</li> </ul>
Emergency shelter	<ul style="list-style-type: none"> <li>▪ 1 for each guest room</li> </ul>
Hospital	<ul style="list-style-type: none"> <li>▪ 1 for each 2 patient beds</li> </ul>
Medical offices, clinics, veterinary hospital	<ul style="list-style-type: none"> <li>▪ 1 for each 250 s.f. of GLA</li> </ul>
Motels, hotels, and boarding house	<ul style="list-style-type: none"> <li>▪ 1 for each unit/room</li> </ul>
Licensed Residential care facility of 6 or fewer persons	<ul style="list-style-type: none"> <li>▪ 2, one shall be covered on the same site with the primary structure <sup>(2)</sup></li> </ul>
Licensed Residential care facility of 7 or more persons	<ul style="list-style-type: none"> <li>▪ 1 for each bedroom</li> <li>▪ 1 for the house manager, staff member or employee</li> </ul>
Offices, general, financial, business and professional uses	<ul style="list-style-type: none"> <li>▪ 1 for each 250 s.f. of GLA</li> </ul>
Personal services	<ul style="list-style-type: none"> <li>▪ 1 for each 250 sq. ft. of GLA</li> </ul>

<b>Table 83-15 Parking Requirements by Land Use</b>	
	<b>Number of Spaces Required</b>
Short-Term Residential Rentals	<ul style="list-style-type: none"> <li>▪ 1 for each four occupants or guests, see Section 84.28.060(e)</li> </ul>
Unlicensed Residential Care Facility with 6 or fewer persons	<ul style="list-style-type: none"> <li>▪ 1 for each bedroom</li> <li>▪ 1 for the house manager, staff member or employee</li> </ul>
Unlicensed Residential Care Facility with 7 or more persons	<ul style="list-style-type: none"> <li>▪ 1 for each bedroom</li> <li>▪ 1 for the house manager, staff member or employee</li> </ul>
<b>Other Uses</b>	
Bed and breakfast	<ul style="list-style-type: none"> <li>▪ 1 for each guest room</li> </ul>
Home occupations	<ul style="list-style-type: none"> <li>▪ 1 for each nonresident employee in addition to residential requirements</li> </ul>
On-Your-Lot builder model home/sales office	<ul style="list-style-type: none"> <li>▪ 2 per office</li> <li>▪ 2 for visitors</li> </ul>
<p>(1) Twenty-four (24") linear inches of bench or pew shall be considered a fixed seat.</p> <p>(2) Residential parking spaces shall be located to the rear of the front setback line, except that in the Mountain Region, the parking spaces may be located within the setback areas. Tandem parking is not allowed except in the Mountain Region. Areas outside the driveway in front of the primary structure, whether outside the front yard setback or not, shall not be used for parking. In the Valley and Desert Regions, the covered parking requirement only applies to the RS and RM Land Use Zoning Districts.</p> <p>(3) In dormitories, each 100 square feet shall be considered equivalent to a guest room.</p> <p>(4) Nonresidential uses shall provide a minimum of four spaces with an additional parking space for each facility vehicle, except where otherwise noted.</p> <p>(5) Residential parking spaces for an accessory dwelling unit may be provide through tandem parking on an existing driveway.</p> <p>(6) When a garage or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the replacement parking spaces for the primary structure shall have one space that is covered and one space that is uncovered.</p>	

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4161 (2012); Amended Ordinance 4230 (2014); Amended Ordinance 4245 (2014); Amended Ordinance 4331 (2017); Amend Ordinance 4341 (2018)

### **83.11.050 Adjustments to Parking Requirements**

- (a) **Shared parking reduction.** Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be approved by the Commission based on the findings and recommendations of a parking study prepared by a qualified parking or traffic consultant. The amount of reduction may be up to the number of spaces required for the least intensive of the uses sharing the parking.
- (c) **Transportation control measures.** Parking requirements may be adjusted in compliance with the provisions of Chapter 83.14 (Transportation Control Measures). An approved Conditional Use Permit/Minor Use Permit (Chapter 85.06) may authorize adjustments to parking requirement not to exceed individually or cumulatively 10 percent of the total required parking spaces, as depicted in Table 83-16.

<b>Table 83-16 Transportation Control Measures</b>	
<b>Transportation Control Measure</b>	<b>Parking Credit</b> (Cumulative Maximum Credit = 10% of Required Parking Spaces)
Car pool space (9' x 19')	1 car pool space = 2 spaces
Bus ridership	2 riders = 1 space <sup>(1)</sup>
Motorcycle spaces (4'x 8')	2 motorcycle spaces = 1 space <sup>(2)</sup>
Boat slips on waterfront	1 slip = 1 space
<p>(1) Bus stop shall be within 1,320 feet of the proposed use with a path of travel from the bus stop to the facility that complies with disabled access requirements.</p> <p>(2) Motorcycle stalls shall be on concrete and have a permanent tie-down ring.</p>	

- (c) **Landscaping in lieu of parking spaces.** In compliance with Section 83.10.060 (Landscape Area Requirements), landscaping may be provided in lieu of 10 percent of the total number of parking spaces required, provided the landscaping is arranged so that parking may be installed at a later date if a demand arises, and further provided, that the owner agrees to provide parking at the request of the reviewing agency.
- (d) **Variance.** Other than changes to parking requirements provided for in this Section, a Minor Variance or a Variance in compliance with Chapter 85.17 (Variances) shall be required for any change to a parking requirement.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

### **83.11.060 Disabled Parking Requirements**

- (a) **Required number of disabled parking spaces.** For multi-family residential, commercial, industrial, institutional, and public uses, State law establishes the required number of disabled parking spaces, which are reflected in Table 83-17.

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<b>Table 83-17 Required Number of Parking Spaces for Disabled</b>	
<b>Total Number of Parking Spaces</b>	<b># of Parking Spaces for the Disabled</b>
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 percent of total
1001 and over	20 plus 1 for each 100 or fraction, over 1001

**(b) Size of parking space for the disabled.**

- (1) **Dimensions.** Except as provided below, each parking space for the disabled shall be 14 feet wide and outlined to provide a nine foot parking area and a five foot loading/unloading area on the passenger side. When more than one space is provided, two spaces may be provided within a 23-foot wide area lined to provide a nine foot parking area on each side of a five foot loading and unloading area in the center. The minimum length of each parking space shall be 19 feet.
  - (2) **Van accessibility.** One in every eight parking spaces for the disabled, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. This means that when only one space is required, it shall be 17 feet wide and outlined to provide a nine-foot parking area and an eight-foot loading/unloading area on the passenger side. When only two spaces are required, they may be provided within a 26-foot wide area lined to provide a nine-foot parking area on each side of an eight-foot loading/unloading area in the center. These spaces may be grouped on one level of a parking structure.
  - (3) **Less than five spaces.** When only four parking spaces are required for a specific project, the parking space for the disabled shall be 17 feet wide, but does not need to be marked or reserved exclusively for the disabled.
- (c) Arrangement and identification.** The arrangement and design of these spaces shall be subject to Chapter 2-71 of Title 24 of the California Code of Regulations, and they shall be identified as required in Vehicle Code Section 22511.8.
- (d) Additional spaces based on actual or anticipated usage.** Additional spaces shall be provided where usage indicates a greater need, or where a higher than normal percentage of disabled persons is anticipated to use the parking facility.

- (e) **Location of spaces.** Parking spaces for the disabled shall be located as near as practical to a primary entrance to a single structure, or shall be located to provide for safety and optimum proximity to the entrances of the greatest incidence of use when more than one structure is served by the parking lot. The spaces shall be located to ensure that a disabled individual is not compelled to wheel or walk behind parked cars other than their own.
- (f) **Walkways and ramps.** Pedestrian walkways that are accessible to the physically disabled shall be provided from each disabled parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into parking spaces.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

### 83.11.070 Development Standards

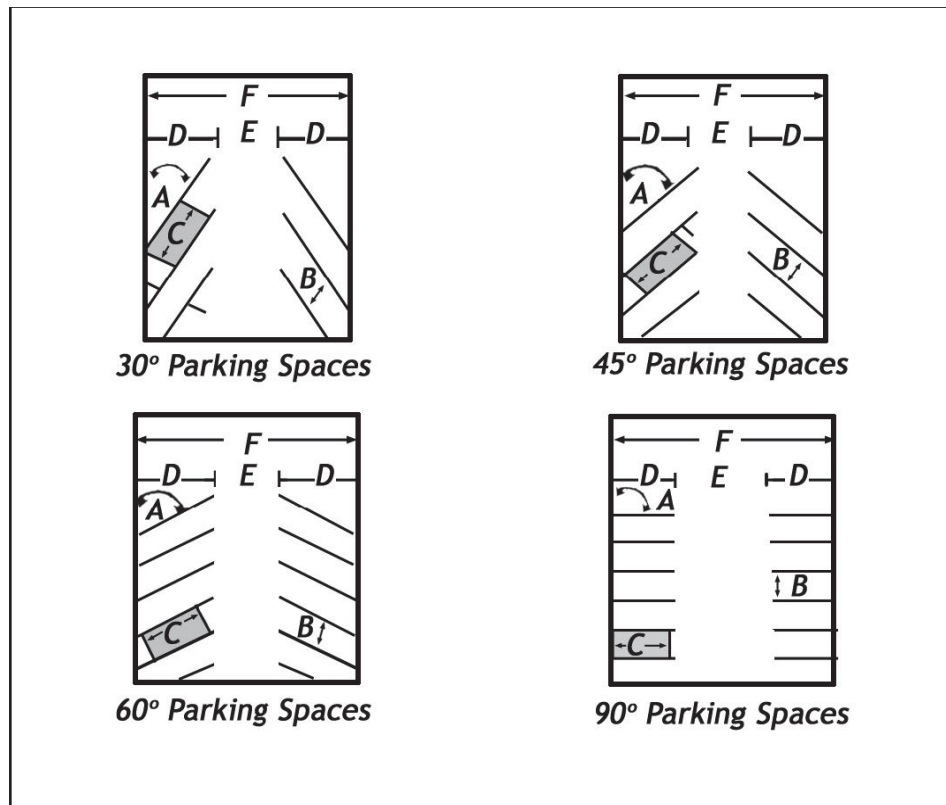
(a) **Minimum parking space sizes and lot dimensions.**

- (1) Each required parking space shall be at least nine feet wide by 19 feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle. This standard shall be apply to all uses, including single-family residential, except where noted in Subsections 2, 3, 4 and 5 below. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 83-18 (Minimum Off-Street Parking Dimensions) and as illustrated in Figure 83-16 (Off-Street Parking Dimensions). The Director shall not reduce these requirements.

**Table 83-18 Minimum Off-Street Parking Dimensions**

Angle of Parking (in degrees) (A)	Space Width (in feet) (B)	Space Length (per vehicle) (C)	Space Depth (from curb) (D)	Driveway Width (in feet) (E) <sup>(1)</sup>
Parallel (0°)	9 ft	19 ft	9 ft	12 ft
45°	9 ft	19 ft	20 ft	14 ft
60°	9 ft	19 ft	21 ft	19 ft
90°	9 ft	19 ft	19 ft	24 ft

- (1) Also, see Subsection 83.11.070(h)(3) for additional requirements relative to fire access aisles.



**Figure 83-16**  
**Off-Street Parking Dimensions**

- (2) If wheel stops or curb with overhang area are installed in parking spaces, the distance from the end of the space to the rear of the wheel stop/curb shall not exceed two feet. For parallel parking spaces (i.e., spaces where vehicles park in a line, front to rear, next to a curb or side of a road), each space shall be separated from the next space by a distance of four feet.
  - (3) Enclosed parking spaces (i.e., residential garages) shall be 10 feet in width and 20 feet in length.
  - (4) Mobile home parking spaces shall be at least 10 feet wide by 20 feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle.
  - (5) Tractor trailer parking spaces shall be at least 12 feet wide by 50 feet long.
- (b) **Circulation requirements.** The parking area shall be designed so that a car entering the parking area shall not be required to enter a public street to move from one location to any other location within the parking area or premises.
- (c) **Forward entry into right-of-way.** Parking and maneuvering areas shall be arranged so that vehicles entering a vehicular right-of-way can do so traveling in a forward direction only.

- (d) **Head-in parking.** Where curbs and gutters do not exist and where barriers do not restrict vehicular access to the private property, head-in parking shall not be allowed.
- (e) **Driveway access.** Off-street parking facilities shall be designed to limit access to private property from streets and highways to a minimum number of standard driveways in compliance with the Department of Public Works specifications.
- (f) **Lighting.** Parking area lighting and glare shall reflect away from public thoroughfares and adjacent residences and shall comply with Chapter 83.07 (Glare and Outdoor Lighting).
- (g) **Maintenance.** Individual parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the parking facility, with the two lines being located an equal nine inches on either side of the stall sidelines. Arrows shall be painted on paving to indicate direction of traffic flows.
- (h) **Minimum aisle widths.**
- (1) **One-way traffic.** One-way access driveways leading to aisles within a parking area shall be a minimum width of 12 feet, and driveways within the parking aisles shall be as shown in Table 83-19 (Minimum Aisles):

<b>Parking Stall Angle</b>	<b>Minimum Aisle Width (feet)</b>
Parallel (0°)	12
1° - 45°	14
46° - 60°	17
61° - 90°	24

- (2) **Two-way traffic.** The aisles and the two-way access drives leading to aisles within a parking area shall be a minimum width of 24 feet.
- (3) **Fire access aisles.** The aisles adjacent to nonresidential structures shall be a minimum width of 26 feet to accommodate fire emergency vehicles and shall be located so that the vehicles can park within 150 feet of all sides of the structures. Aisles adjacent to structures that are greater than two stories in height shall be a minimum width of 30 feet.
- (4) **Truck aisles.** Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck movement templates (i.e., turning radii elements including wheel paths, which define the needed width of pavement, and the front overhang, which is the zone beyond the pavement edge that must be clear of obstructions above curb height) shall be included on the site plan design to indicate turning conditions.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2007); Amended Ordinance 4067 (2009)

**83.11.080 Landscape Requirements for Parking Areas****(a) Applicability.**

- (1) Unpaved parking areas in the Desert Region.** For sites in the Desert Region where parking area paving is not required, landscaping shall not be required.
- (2) Countywide paved parking areas.** Landscaping for paved parking areas Countywide shall be provided as outlined in Subsections (b) through (I), below.
- (3) Parking garages and structures.** The landscaping standards in this Section shall not apply to parking garages or other parking structures.

**(b) Landscape and irrigation plan required.** A comprehensive landscape and irrigation plan shall be submitted to the Director for approval in compliance with Chapter 83.10 (Landscaping Standards).

**(c) Landscape materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, and vegetative ground cover. Water conserving landscape plant materials shall be emphasized.

**(d) Curbing.** Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier designs may be approved by the Director.

**(e) Irrigation.** Except where xeriscaping is specifically designed and intended not be irrigated, an automatic irrigation system, including drip systems, bubblers, and soakers, shall be provided for landscaped areas, including tree wells, planters, and planting islands.

**(f) Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross through landscaped areas to reach building entrances from parked cars. Trees and shrubs shall be planted so that at maturity they shall not interfere with a driver's or pedestrian's view of public rights-of-way (e.g. the view of approaching, merging, or intersecting traffic, etc.) or otherwise impair public safety, or interfere with the safe operation of a motor vehicle on public streets.

**(g) Bumper overhang areas.** A maximum of two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions. Bumper overhang areas shall not encroach into required walkways or rights-of-way.

**(h) Perimeter parking lot landscaping.**

- (1) Adjacent to streets.** Parking areas adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area.

- (A) Parking areas adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area that is equal to the setback area required by the development standards of the subject land use zoning district. The Director may grant an exception to this requirement if existing structures or substandard parcels preclude its implementation. In this case, the maximum planting strip area shall be provided based on site conditions.
  - (B) The landscaping, other than trees, shall be designed and maintained to screen cars from view from the street and shall be approximately three feet in height.
  - (C) Screening materials may include a combination of plant materials, earth berms, raised planters, or other screening devices that meet the intent of this requirement and have been approved by the Director.
  - (D) Plant materials, walls, or structures within a clear sight triangle of a driveway shall not exceed 30 inches in height in compliance with Section 83.02.030 (Clear Sight Triangles).
- (2) **Adjacent to residential use.** Parking areas for nonresidential uses adjoining residential uses shall provide a landscaped buffer yard with a minimum 10-foot width between the parking area and the common property line bordering the residential use. A solid masonry wall in compliance with Section 83.06.050 (Walls Required Between Different Land Use Districts) and landscaping shall be provided along the property line. Trees shall be provided at a rate of one for each 30 feet of landscaped area and shall be a minimum 15-gallon container stock with a caliper size, at time of planting, which is appropriate for a normal, healthy example of the specified tree variety and no less than  $\frac{3}{4}$  inches in diameter.
- (3) **Larger projects.** Parking lots with more than 100 spaces shall provide an appropriate entry feature consisting of a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification.
- (i) **Interior parking lot landscaping.** Multi-family residential uses and nonresidential uses shall provide landscaping consistent with the following requirements.
- (1) **Trees required.**
    - (A) **Number and location.** Trees shall be evenly spaced throughout the interior parking area at a rate of one tree for every 10 parking spaces. The required number of trees shall not include trees required around the perimeter of the parking area. In the Valley Region, parking lot planters shall provide a minimum of one 15 gallon, multi-branched tree, unless healthy existing trees are used in the planters.

- (B) **Size.** Trees within the parking area shall be a minimum 15-gallon container stock with a caliper size, at time of planting, that is appropriate for a normal, healthy example of the specified tree variety and no less than ¾-inch in diameter.
- (2) **Planting areas.** Trees shall be located in planting areas that are designed and constructed throughout the parking area. In order to be considered within the parking area, trees shall be located in planters that are bounded on at least three sides by parking area paving. Planters shall have a minimum interior dimension of six feet. Ends of parking lanes shall have landscaped islands.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009)

### 83.11.090 Parking and Loading Development Standards

Every parcel of land used or maintained for residential parking, public parking, private parking, new car sales lots, used car sales lots, mobile home, camper or trailer sales lots, boat sales lots or other uses of a similar nature, shall be improved as follows, including loading spaces and access drives:

- (a) **Loading spaces.** Every institutional, commercial, industrial, or special use established or erected on land that abuts a street or an alley shall have one permanently maintained loading space of not less than 10 feet in width, 20 feet in length, and 14 feet clear in height, for each 5,000 square feet of structure floor area provided. However, not more than four loading spaces shall be required for each use. An approved Use Permit may allow adjoining uses to share loading areas where appropriate.
- (b) **Surface requirements in Desert Region.** In the Desert Region, where the parcel abuts a paved street or road, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two inches of asphaltic concrete paving except as follows:
- (1) For residential uses on parcels of 18,000 square feet or larger, the required off-street parking, loading areas and access drives shall be dust-proofed with materials that may include slag, gravel, or other similar materials, or fully paved.
  - (2) For commercial, industrial, or institutional uses with less than 4,000 square feet of structure area in rural areas, the required off-street access driveway parking for the disabled and loading area(s) shall be surfaced with a minimum of two inches of asphaltic concrete paving. The remaining parking may be either asphaltic concrete paving or dustproofed with materials that may include slag, gravel, or other similar materials. Areas that are dustproofed shall be required to be maintained with periodic dustproofing as necessary to minimize the creation of airborne dust. The non-paved area(s) of the parking shall have a positive barrier prevent direct access onto the adjacent paved road.

- (c) **Surface requirements in Mountain Region.** In the Mountain Region, where the parcel abuts a paved street or road, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two inches of asphaltic concrete or road-mixed surfacing, in compliance with County Department of Public Works Specification No. 38.
- (d) **Surface requirements in Valley Region.** In the Valley Region, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two inches of asphaltic concrete paving or plant-mix surfacing, in compliance with County Department of Public Works Specification No. 38.
- (e) **Dust-proofing.** Truck terminals or yards and motor vehicle storage/impound facilities shall be provided with a dust-proofed surface of slag, crushed rock, or an equivalent measure.
- (f) **Parking areas for nonresidential uses abutting residential uses.** Nonresidential parking areas that abut residential land use zoning districts shall be separated and buffered by a six-foot high solid fence or masonry wall. The solid fence or masonry wall shall be four feet in height within the required residential setback for residential uses.
- (g) **Parking areas abutting streets.** Where a boundary of a parking area abuts a street, a suitable concrete curb or barrier not less than six inches in height shall be securely installed and maintained where there is no solid fence or masonry wall.
- (h) **Hours of operation.** Except as otherwise provided by this Code, the required parking area shall not be used for a purpose other than the temporary parking of motor vehicles, during the operating hours of the supporting primary land use.
- (i) **Parking area notices.** Parking area signs may be located in all land use zoning districts at the entrance or exit of a parking area, but shall not exceed six square feet in area and five feet in height. The signs may contain the name of the owner or occupant of the property and a combination of the following words and symbols only: "Parking," "Park Here," "Entrance," "Exit," "Do Not Enter," "Stop," "Private Parking," "Public Parking," "Customers Only," "Handicap Parking," no parking directional arrow, and "Tow Away" notice.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

### **83.11.100 Commercial Vehicle Parking in Residential Areas**

#### **(a) Applicability.**

##### **(1) Residential land use zoning districts.**

- (A) The provisions of this Section shall apply only to the Single Residential (RS), Multiple Residential (RM), Rural Living (RL), and Special



Development (SD) land use zoning districts in the Valley Region and the Desert Region.

- (B) Except as provided in Subsection (b) (Acceptable commercial vehicles on streets or adjacent to residential uses), below, parking of commercial vehicles shall not be allowed in the Single Residential (RS), Multiple Residential (RM), Rural Living (RL), and Special Development land use zoning districts in the Mountain Region.

- (2) **Nonresidential land use zoning districts.** In nonresidential land use zoning districts in the Valley, Mountain, and Desert Regions, commercial vehicle parking shall comply with the land use regulations established for the land use zoning district of the subject property.

- (b) **Acceptable commercial vehicles on streets or adjacent to residential uses.** Except as provided in Title 5: Highways, Traffic, Section 52.0125 (Weight Limitations), Section 52.0128 (Restriction or Prohibition of Parking of Commercial Vehicles), and Section 52.0131 (Prohibition of Certain Vehicles on Highways) of the County Code, commercial truck tractors, motor trucks, semi-trailers, or combinations of them, exceeding a manufacturer's gross vehicle weight rating of 10,000 pounds, may be parked on public streets, roads, highways, alleys, or public rights-of-way adjacent to a residential use, or on a residential property as follows:

- (1) While making pick-ups or deliveries of goods, wares, or merchandise from or to a property adjacent to or abutting upon streets or highways.
- (2) When this type of vehicle is parked in connection with, and in aid of, the ongoing performance of a service to, or on, a property in the block where the vehicle is left standing. This includes the temporary parking of construction and similar types of service vehicles, as well as snow removal equipment in the mountain communities during the winter months. In remote mountain areas where there are no commercial or industrial land use zoning districts, service vehicles may be parked on residential parcels during other times of the year, provided they are covered. Where possible, they shall be parked behind the residence. The vehicles may project into the side and rear yard areas. A vehicle shall not be parked or left standing on the paved portion of a street, highway, or alley unless the paved portion of the half-width roadway is at least 22 feet wide.
- (3) A vehicle that is used in conjunction with an approved Home Occupation Permit.

- (c) **Commercial vehicles at residences.** An owner/operator of a commercial vehicle may park the vehicle at their residence under the following standards/conditions:

- (1) The owner and operator of the vehicle shall be a resident of the home on the parcel where it is parked.

- (2) Except as provided in Subsection 11 below of this Subsection, the commercial vehicle shall be parked off of the street and behind the front setback.
- (3) The operator of the vehicle shall not idle the vehicle's engine for longer than 10 minutes.
- (4) A vehicle shall not be loaded or unloaded or have cargo transferred to or from the vehicle except during the first 24 hours during which a vehicle is mechanically disabled.
- (5) A refrigeration unit on the vehicle shall not be operated between the hours of 8:00 p.m. and 8:00 a.m. unless the noise level of the operation is reduced to 45 dB(A) or less as measured at the property line in compliance with Section 83.01.080 (Noise).
- (6) No dispensing of fuel on-site in excess of 10 gallons shall be allowed.
- (7) The property owner shall provide appropriate design measures to minimize dust.
- (8) Outdoor storage of equipment, materials, or supplies shall not be allowed.
- (9) Mechanical work and routine maintenance or repair work that causes an excessive amount of noise shall be done off-site. The following maintenance work shall not be done on-site:
  - (A) Steam-cleaning or degreasing the vehicle.
  - (B) Welding.
  - (C) Use of pneumatic equipment, other than to repair a disabled vehicle.
- (10) Parking shall be allowed in compliance with the following:
  - (A) **Desert Region.** One truck tractor with a trailer or semi-trailer may be parked on the owner/operator's residential parcel if it is at least one-half acre in size. One additional truck tractor with a trailer or semi-trailer, up to a maximum of three vehicles of this type, may be parked on the owner/operator's residential parcel for each additional one-half acre the parcel contains. Vehicles shall not be parked in compliance to this Subsection unless all parts of the vehicle are at least five feet from each interior property line, at least 15 feet from public rights-of-way and easements, and at least 70 feet from a structure used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining properties. The area of human habitation shall not include cabanas, patios, attached, or detached private garages or storage structures.

- (B) **Mountain Region.** Except as provided in Subsection A of this Section, commercial vehicle parking in residential areas shall not be allowed in the Mountain Region.
- (C) **Valley Region.** One truck tractor with a trailer or semi-trailer may be parked on the owner/operator's residential parcel if the parcel is at least one acre in size. Only one truck tractor with a trailer or semi-trailer may be parked on the parcel. A vehicle shall not be parked in compliance to this Subsection unless all parts of the vehicle are at least five feet from each interior property line, at least 15 feet from public rights-of-way and easements, and at least 70 feet from a structure used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining properties. The area of human habitation shall not include cabanas, patios, attached or detached private garages or storage structures.
- (D) **Parking on vacant parcels.** In the Valley Region and the Desert Region, commercial vehicles may be allowed on an adjacent vacant parcel under the same ownership as the owner/operator's residence only when there is no access and/or adequate space to the rear or side of the residence, subject to compliance with all other conditions, including:
- (I) Commercial vehicles parked on a vacant parcel shall be parked the same distance from the roadway as the owner/operator's residence.
  - (II) The commercial vehicle shall be parked within 20 feet of the fence line of the owner/operator's residential parcel.
  - (III) The commercial vehicle shall be parked perpendicular to the street and behind the front setback.
  - (IV) If needed, the additional square footage of the adjacent vacant parcel may be added to the subject parcel to meet the acreage area requirement listed in Subsections (A) and (C), above, of this Subsection 10.
- (11) Truck tractors may be parked in the driveway of the owner/operator's residential parcel of any size, provided the tractor is completely clear of public streets, sidewalks, and easements.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009); Amended Ordinance 4085 (2009)

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